STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,515,665

Michael B. Vincenti
Affiant

Subscribed and sworn to before me this 12th day of March, 1979

A. J. Johnson, Jr.
Notary Public

My commission expires Feb. 10, 1979

This instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

BOOK 5257 PAGE 980

Address new owners as follows: Windsor Tower INC.
122 South LA Salle St.
Chicago, Illinois
60603

Send Tax Bills to: Same

Map-Parcel Numbers
103-16
par. 16

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Windsor Towers, Inc., a one-half undivided interest, and Laurence A. Grossman and wife, Dorothy R. Grossman, a one-fourth undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Windsor Tower, Inc., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract No. 1 and parts of Tracts Nos. 3 and 4 on the Map of Mrs. R. T. Wilson's Residence Tract, as of record in Book 547, page 31, said Register's Office, and described according to a survey made by Barge, Waggoner and Summer, Inc., Engineers, dated April 3, 1964, as follows:

Beginning at a point in the southeasterly margin of Harding Road at the corner of Tracts Nos. 1 and 2, being 400 feet southwesterly from the westerly margin of Ensworth Avenue; thence South 20 deg. 30' East, 385.5 feet to the corner of Tracts Nos. 1 and 2; thence South 36 deg. 08' West, 286.98 feet to a point in the west line of Tract No. 3; thence South 1 deg. 50' West, 175 feet to a point; thence with the line between Tracts Nos. 4 and 5, North 86 deg. 29' West, 128.57 feet to a corner to Tract No. 5; thence North 2 deg. 05' East 26 feet to a point; thence North 35 deg. 50' West, 477 feet to a point in the southeasterly margin of Harding Road; thence with the said margin of Harding Road, northeastwardl 566.03 feet to the point of beginning.

Being the same property conveyed to Windsor Towers, Inc., a Tennessee Corporation by decree of Part II, Chancery Court at Nashville, of record in Minute Book 75, page 444 and by deed from Jas. E. Covington, Clerk and Master of record in Book 3829, page 704, said Register's Office. By deed of record in Book 4996, page 800, said Register's Office, Windsor Towers, Inc., conveyed a 1/4 undivided interest each to Laurence A. Grossman and Sam Siegel. The said Sam Siegel having since died and his Last Will and Testament of record in Will Book 113, page 663, Probate Court Clerk's Office for Davidson County, Tennessee, granting power of sale to Gladys Siegel and Jesse S. Siegel, as Co-Executors and Trustees.

This conveyance is made subject to:

1. 1978 and subsequent taxes.

2. Deed of trust of record in Book 3876, page 511, Register's office for Davidson County, Tennessee; and deed of trust of record in Book 4004, page 733, said Register's Office, which deeds of trust were merged by instrument of record in Book 4004, page 753, said Register's Office; and deed of trust of record in Book 4185, page 622, said Register's Office, which deeds of trust were merged by instrument of record in Book 4185, page 622, said Register's Office.

JFS HJB

3. ~~Restrictive covenants of record in Book 3829, page 704, said Register's Office~~.

4. Easement of record in Book 3956, page 943, said Register's Office.

5. Rights of tenants in possession.

This is improved property, known as _____

_____
(House Number) (Street)

_____
(P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of our respective interests as hereinabove set forth in said land in fee simple, have a good right to convey same, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to our respective interests in and to said land to the said Grantee, its

successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1 day of March, 1978.

WINDSOR TOWERS, INC.

By _____
Henry Sender, President

Laurence A. Grossman, By Harris A. Gilbert, Atty in Fact
Laurence A. Grossman
By Harris A. Gilbert, Attorney-in-Fact

Dorothy R. Grossman, By Harris A. Gilbert, Atty in Fact
Dorothy R. Grossman
By Harris A. Gilbert, Attorney-in-Fact

STATE OF TENNESSEE)
) SS.
COUNTY OF)

BOOK 5257 PAGE 983

Personally appeared before me, A. H. Johnson Jr., a Notary Public in and for the State and County aforesaid, personally appeared Henry Sender with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Windsor Towers, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Henry Sender as such President.

WITNESS my hand and official seal at Nashville Tenn., on this the 1st day of March, 1978.

A. H. Johnson Jr.
Notary Public

A. H. JOHNSON JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
Feb. 10, 1979

E 5276.0

IDENTIF. REFERENCE

MAR 1 2 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, A. H. Johnson Jr., a Notary Public in and for said State and County, the within named Harris A. Gilbert, Attorney-in-Fact for Laurence A. Grossman and wife, Dorothy R. Grossman, with whom I am personally acquainted, and who acknowledged that he as such attorney-in-fact, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tenn., on this the 1st day of March, 1978.

A. H. Johnson Jr.
Notary Public

A. H. JOHNSON JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
Feb. 10, 1979

MAR-1 78 CONV * @ 2,515,665.00
MAR-1 78 S'TAX B* 6,540.82
MAR-1 78 PR'FEE B* .50
MAR-1 78 W'DEED B* 8.00 * 6,549.32