This Form furnished by Attorneys Title Company, Inc. 5282 PAGE 967

Form No. WD-3

FROM
ERVIN M. ENTREKIN, TRUSTEE

TO
ROYAL OAKS LIMITED PARTNERSHIP,
an Illinois Limited Partnership

Prepared by (For draftsman's use)
A. Harrison Johnson, Jr.
12th Floor
First American Center
Nashville, TN
37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royal Oaks Limited Partnership	SAME	To be
c/o Harding Drive, Inc. (NAME)	(NAME)	Assigned
122 South LaSalle St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Chicago (CITY) IL (STATE) 60603 (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 8 5 21 PM '78

FILED ALVIN SHELTON REGISTER DAVIDSON COUNTY, TENN.

E 6422.8

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$1,800,000 C. K. Stokes Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 1978.

Attest: Andrew W. Ross Sr.
Notary Public

MY COMMISSION EXPIRES: Deputy Register
(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by Royal Oaks Limited Partnership, an Illinois Limited Partnership and other good and valuable considerations, the receipt of which is hereby acknowledged,

Ervin M. Entrekin, Trustee, with full power to mortgage, sell, lease, encumber, transfer and convey without the joinder of any beneficiary, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

Royal Oaks Limited Partnership, an Illinois Limited Partnership, acting by and through its General Partner, Harding Drive Inc., a Tennessee corporation, its successors ~~or~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Exhibit "A" attached hereto.

Form No. WD3a

This conveyance is made subject to matters in Exhibit "B" attached hereto and to Deed of Trust executed by Royal Oaks, Limited, a Texas limited partnership to Dwight Webb, Jr., Trustee, dated April 14, 1970, and recorded in Book 4410, page 595, Register's Office of Davidson County, Tennessee, to secure to Massachusetts Mutual Life Insurance Company, the payment of a note for $1,650,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited theretin.

The above deed of trust was amended by instrument of record in Book 4744, page 366, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Royal Oaks Limited Partnership, an Illinois Limited Partnership, its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Royal Oaks Limited Partnership, an Illinois Limited Partnership that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated herein.

And Ervin M. Entrekin, Trustee do further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Royal Oaks Limited Partnership, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of May, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ERVIN M. ENTREKIN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERVIN M. ENTREKIN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 8th day of May, 1978.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: January 18, 1982.

MAY-8-78	CONV	1,800,000.00		
MAY-8-78	S'TAX		B* 4,680.00	
MAY-8-78	PR'FEE		B* .50	
MAY-8-78	W'DEED		B* 10.00	* 4,690.50

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the revision of Lots 1, 2, 4 and 5 of Royal Oaks, of record in Book 4660, page 59, Register's Office for Davidson County, Tennessee (herein called the Plan of Royal Oaks), described as follows:

Beginning at a point in the southerly margin of Harding Road at the common corner of Lots Nos. 2 and 4 on said plan; thence with the line between said Lots Nos. 2 and 4, the following courses and distances: South 44° 30' east 159.1 feet to a point; South 31° 10' east 126.7 feet to a point; south 41° 48' east, 50.7 feet to a point in the easterly line of Lot 2, the same being a corner of Lots Nos. 3 and 4; thence with the line between Lots Nos. 2 and 3, the following courses and distances; south 41° 48' east, 60.0 feet to a point; south 20° 00' west, 39.7 feet to a point; south 41° 48' east, 69.3 feet to a point; south 55° 38' east, 70.6 feet to a point; north 76° 00' east, 80.0 feet to a point; north 50° 33' east, 81.0 feet to a point; north 16° 33' east, 60.0 feet to a point north 53° 03' east 27.0 feet to a point; south 36° 57' east 43.4 feet to a point; and north 50° 33' east, 68.2 feet to a point, a corner of said Lots 2 and 3; thence south 36° 57' east, 107.2 feet to a point which is the beginning of a curve having a chord of south 8° 52' 30" east, 88 feet; thence southwestwardly with said curve having a radius of 95.00 feet, a distance of 91.50 feet, to a point; thence south 36° 28' east 89.4 feet to a point; thence south 52° 40' west, 710.4 feet to a point; thence north 39° 48' west, 438.5 feet to a point, which is a corner of Lots Nos. 1 and 2; thence along the line between Lots 1 and 2 the following courses and distances: North 48° 12' east 104.1 feet to a point; north 37° 48' west, 20.0 feet; north 48° 12' east, 306.5 feet to a point; north 41° 48' west, 87.0 feet to a point; north 31° 10' west, 125.1 feet to a point; and north 44° 30' west, 150.9 feet to a point in the southerly margin of Harding Road; thence north 45° 30' east, along the southerly margin of Harding Road, 70.0 feet to the point of beginning.

Together with a perpetual easement upon that portion of Lot 3 upon the recorded plan of Royal Oaks of record in Book 4300, page 201 (prior to the above revision) which is labeled "Easement for Driveway", said easement is non-exclusive and exercisable by the owners of Lots 1, 2, 3, 4 and 5 in common, their respective heirs, successors in trust and assigns and all persons claiming by, through or under them, for ingress and egress by normal vehicular and pedestrian traffic, provided that said easement may not be used for construction purposes, including, without limiting the generality of the foregoing, the movement of construction equipment, the delivery of construction materials, or other construction activities or uses which may be inconsistent with the entranceway of a quality apartment building. The said easement is expressly subject to the right of the owner of Lot 5 on the plan of Royal Oaks aforesaid to a 25-foot easement for ingress and egress between said driveway and Lot 5, at a location to be agreed upon between the respective owners of Lots 3 and 5.

EXHIBIT "B"

STATUS OF TITLE:

1. 1978 taxes, which have been prorated and adjusted as of the date hereof.

2. Easements and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.

3. Easements and reservations contained in the deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee.

4. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.

7. The record plan shows an Owner's Certificate, certain easements and setback lines.

8. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.

9. An easement upon the southwesterly 15 feet of Lot 2 on the Plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him from Royal Oaks Limited.

10. Rights of tenants and parties in possession.