Windland Terrace Apts.
3610 Nolensville Rd.
Nashville, Tenn. 37211

WARRANTY DEED

PREPARED BY:
Bass, Berry & Sims
2700 First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Windland Terrace Apts. (NAME:)	SAME (NAME:)	
3610 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	BOOK 5304 PAGE 362 (STREET ADDRESS)	133-22
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Ten Thousand ($110,000.00) *DOLLARS*

Cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged, Coleman Realty Company, a Tennessee corporation, hereinafter "Grantor",

has ~~have~~ *bargained and sold, and by these presents do* ~~does~~ *transfer and convey unto the said* Windland Terrace Apts., a joint venture, its successors *and assigns,* ~~and heirs~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

SEE ATTACHED PROPERTY DESCRIPTION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $110,000.00

Subscribed and sworn to before me, this the 15th day of June 1978

Affiant

My commission expires: Feb. 3, 1981 (Affix Seal)

Robert B. Cottrell
Notary Public

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Windland Terrace Apts., its successors ~~heirs~~ *and assigns, forever.*

And Grantor *do*es *covenant with the said* Windland Terrace Apts. *that* it is *lawfully seized and possessed of said land in fee simple;* ~~have~~has *a good right to convey it, and the same is unencumbered.*

And Grantor *do*es *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Windland Terrace Apts., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* June, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COLEMAN REALTY COMPANY

BY: Robert T. Coleman

Robert T. Coleman, President

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Section 2, Hewlett Bend Subdivision as of record in Book 4675, Page 122,

Beginning at a point in the southeasterly terminus of Yelton Court at the northeast corner of Lot No. 2 on said Plan; thence around the curve of said Yelton Court to the left having a radius of 100.0 feet northeastwardly 157.08 feet to a point; thence continuing with said curve with a radius of 100.0 feet northwardly 104.72 feet to a point; thence continuing with the curve of said Yelton Court with a radius of 50.0 feet northwestwardly 78.54 feet to a concrete monument; thence leaving said Yelton Court North 5 degrees 12' 40" West 21.69 feet to a concrete monument in the southerly terminus of Yelton Drive and the south line of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee; thence with the line of same, South 87 degrees 42' East 564.82 feet to a concrete monument at the southeast corner of said Leonard Heights; thence North 3 degrees 23' East 247.2 feet to a concrete monument in the southerly line of Norma Heights, as of record in Book 1835, Page 36, said Register's Office; thence with the line of same South 87 degrees 14' East 410.2 feet to a concrete monument at the common south corner of Norma Heights (suprs) and Parma Heights, of record in Book 2133, Page 23, said Register's Office; thence South 86 degrees 17' East 982.9 feet to a concrete monument at the northeast corner of the subject tract and the northerly margin of the L & N Railroad property; thence with said line of said Railroad property and with the curve of same, having a radius of 2764.80 feet, southwestwardly 1478.34 feet to a concrete monument; thence South 3 degrees 12' East 25.0 feet to another concrete monument; thence South 87 degrees 42' West 87.6 feet to a concrete monument; thence South 88 degrees 36' West 472.0 feet to a point at the common south corner of Lots Nos. 2 and 3 on the subject plan; thence with the line between said Lots North 21 degrees 18' 30" West 120.37 feet to the point of the beginning, containing 14.42 acres, more or less.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Being the same property conveyed to Coleman Realty Company from Sidney Averbuch and M. C. Morris by Deed of record in Book 5239, page 793, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5304 PAGE 365

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert B. Corley, a Notary Public of the State and County aforesaid, personally appeared Robert T. Coleman, with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be President ....of the Coleman Realty Company, 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 him ....self as President.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of June, 19 78.

Robert B. Corley
Notary Public

Commission Expires Feb 3, 1981.

ROBERT B. CORLEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM

COLEMAN REALTY COMPANY

TO

WINDLAND TERRACE APTS.

E 73663

IDENTIF. REFERENCE

JUN 28 10 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

1	JUN 28 78	CONV	90,000.00	110,000.00	
	JUN 28 78	CONV	20,000.00		
	JUN 28 78	S'TAX		B* 286.00	
	JUN 28 78	PR'FEE	W'DEED	B* 10.50	* 296.50