SPECIAL WARRANTY DEED

BOOK 5317 PAGE 45

Address New Owner as Follows: Central Tennessee Investment Company, Inc.
Suite 1200, One Commerce Place
Nashville, Tennessee 37219

Send Tax Bills To: SAME

Map-Parcel No. 43-13
Part of 410 Is

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 2,010,000.00.

This instrument Was Prepared by:
Dearborn & Ewing, Attorneys
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

William M. Heal - V. Pres.
Affiant

Subscribed and sworn to before me, this 27th day of July 1978.

Gail M. Lunsford
NOTARY PUBLIC

My Commission Expires: April 18 1982

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which are hereby acknowledged, J. Brent Hurd, Trustee with full power to sell, mortgage and convey without joinder of beneficiary, has bargained and sold, and by these presents does transfer and convey unto Central Tennessee Investment Company, Inc., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described according to a survey of Turner Engineering Company, Inc., dated August 1, 1969, as follows:

A tract of land in the Eleventh Civil District of Davidson County, Tennessee, being a part of Lot Nos. 4 and 5 on the Map of Forest Park Acreage Tracts at Madison, Tennessee, as recorded in Book 843, page 45, Register's Office for said County, and described according to a survey by Turner Engineering Company, dated August 1, 1969, as follows:

JUL 27 CONV
JUL 27 S'TAX
JUL 27 PR'FEE
JUL 27 W'DEED

* 2,010,000.00
B* 5,226.00
B* .50
B* 6.00
* 5,232.50

Beginning at a concrete monument on the easterly margin of Forest Park Road 1257 feet, more or less, north of the northerly margin of Neelys Bend Road; thence continuing with said easterly margin of Forest Park Road, north 3° 59' east a distance of 210.00 feet to an iron pin; thence leaving said margin south 86° 08' east a distance of 280.00 feet to an iron pin; thence north 3° 59' east a distance of 100.00 feet to an iron pin; thence south 86° 08' east a distance of 700.00 feet; thence south 3° 52' west a distance of 401.63 feet; thence north 86° 06' west a distance of 710.14 feet to an iron pin; thence north 4° 00' east a distance of 90.20 feet to an iron pin; thence north 86° 00' west a distance of 270.34 feet to the point of beginning, containing 7.82 acres, more or less.

Being a part of the same property conveyed to Robert L. Freeman, Trustee, by deed from James B. Lee and wife, Betty J. Lee, Ralph Stevens and wife, Mildred Stevens, and David Faircloth and wife, Katherine Juanita Faircloth, of record in book 4499, page 92, Register's Office for said County, as corrected in Book 4508, page 444, and Book 4539, page 905, said Register's Office, the said Robert L. Freeman having since died and J. Brent Hurd having been appointed Substitute Trustee by Appointment of Substitute Trustee and Amendment to Glenview Development Co. Trust Agreement dated November 1, 1976, of record in Book 5093, page 16, said Register's Office.

This is improved property known as the Robin Hood Apartments, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Central Tennessee Investment Company, Inc., its successors and assigns.

And J. Brent Hurd, Trustee, does covenant with the said Central Tennessee Investment Company, Inc. that he is lawfull seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

a. Taxes for the year 1978, which are prorated and assumed.

b. Deed of trust from Robin Hood Company, Inc. to Charles Nelson, Jr., Trustee, dated June 26, 1968, of record in Book 4246, page 677, in the Register's Office for Davidson County.

c. Deed of trust from Robin Hood Company, Inc. to Charles Nelson, Jr., Trustee, dated September 30, 1969, of record in Book 4368, page 994, and re-recorded in Book 4369, page 68, said Register's Office.

d. Consolidation, Modification and Extension Agreement dated September 30, 1969, of record in Book 4369, page 1, and re-recorded in Book 4369, page 72, said Register's Office, by and between Robin Hood Company, Inc., a Tennessee corporation, "Trustor", Charles

Nelson, Jr., "Trustee", and Home Federal Savings and Loan Association, "Beneficiary", in which the deeds of trust of record in Book 4246, page 677, said Register's Office, and Book 4368, page 994, and re-recorded in Book 4369, page 68, said Register's Office, were consolidated.

e. Deed of Trust from J. Brent Hurd, Substitute Trustee, to John G. Doak, Trustee, dated November 1, 1976, of record in Book 5093, page 19, said Register's Office.

f. Sanitary sewers and/or storm drainage easement conveyed by deed from W. H. Roark and Ann L. Roark, to Davidson County, Tennessee, dated September 27, 1962, of record in Book 3436, page 486, said Register's Office.

And J. Brent Hurd, Trustee, does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Central Tennessee Investment Company, Inc., its successors and assigns, against the lawful claims of all other persons claiming by, through, or under the grantor, but not otherwise.

WITNESS his hand this 27th day of July, 1978.

J. Brent Hurd, Trustee
J. BRENT HURD, 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 bargainor, J. Brent Hurd, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this 27th day of July, 1978.

Gail M. Simpson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: April 18, 1982

E 7.93 I.T.

IDENTIF. REFERENCE

JUL 27 3 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.