2nd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5414 PAGE 743

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Park Assoc.,Ltd.	Same	Map 43-10
Suite 105 (NAME:)	(NAME:)	
2500 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel Nos.60 & 68
Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS ($10.00) *DOLLARS*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balances now due, plus future interest on two certain promissory notes as follows: (1)one note dated June 9, 1967, in the original principal sum of $500,000.00 payable to Kimbrough-Kavanaugh & Associates, Inc., according to the terms and conditions set forth therein and being secured by a deed of trust executed by Madison Park Apartments, Inc., to Miller Kimbrough, Trustee, as of record in Book 4140, page 150; (2) a note dated June 6, 1977, in the original principal sum of $700,000.00, payable to Fidelity Federal Savings & Loan Association, according to the terms and conditions set forth therein and secured by a deed of trust executed by Kelly Prim, Trustee, to Vaden Lackey, Jr., Trustee, as of record in Book 5153, page 717, and Wrap Around Agreement between Fidelity Federal Savings & Loan Association and Madison Park Apartments as set out in instrument of record in Book 5155, page 140, Register's Office for Davidson County, Tennessee,

KELLY PRIM, TRUSTEE, pursuant to the power and authority vested in me by Land Trust Agreement of record in Book 5014, page 497, re-recorded in Book 5152, page 820, Register's Office *have bargained and sold, and by these presents do transfer and convey unto the said* MADISON PARK ASSOCIATES, Limited, a Tennessee Partnership *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two Tracts of land in Davidson County, Tennessee, described as follows:

Tract I: Being in the 11th Civil District of said County, described according to a survey prepared by Turner Engineering Company, Inc., dated May 24, 1967, as follows:

BEGINNING at an iron pin on the north margin of DuPont Avenue, a 50 foot street, being 1,030 feet, more or less, easterly from the east margin of Delaware Avenue and proceeding as follows: With the north margin of DuPont Avenue, north 85 degrees 12 minutes west a distance of 375.00 feet to an iron pin; thence north 00 degrees 06 minutes east a distance of 281.96 feet to an iron pin; thence northeasterly with a 323.57 foot radius curve left a distance of 181.44 feet to an iron pin; thence north 58 degrees 21 minutes east a distance of 38.89 feet to an iron pin; thence southeasterly with a 25 foot radius curve to the right a distance of 35.68 feet to an iron pin; thence southeasterly with a 325.0 foot radius curve left a distance of 215.55 feet to an iron pin; thence south 14 degrees 49 minutes west a distance of 135.10 feet to an iron pin; thence south 04 degrees 48 minutes west a distance of 137.00 feet to the point of beginning.

(CONTINUED ON REVERSE SIDE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $1,200,000.00

Subscribed and sworn to before me, this the 2nd day of April 1977

Jean Armbacz
Affiant

My commission expires: 1-15-83 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

TRACT II:

Being a 1.55 acre tract of land in the 11th Civil District of said County, described as follows:

BEGINNING at an iron pin at the northeast corner of a tract of land known as Tax Map 43-6, Parcel 22, deed recorded in Book 2994, page 116; thence north 1 degree 59 minutes east a distance of 247.06 feet to an iron pin; thence south 70 degrees 50 minutes east a distance of 394.10 feet to an iron pin; thence north 82 degrees 12 minutes east a distance of 45.00 feet to an iron pin; thence south 2 degrees 16 minutes west a distance of 167.70 feet to an iron pin; thence in a westerly direction with a 325 foot radius curve to the right, a distance of 215.55 feet to an iron pin; thence with a 25 foot radius curve to the left, a distance of 35.68 feet to an iron pin; thence south 58 degrees 21 minutes west a distance of 38.89 feet to an iron pin; thence with a 323.57 foot radius curve to the right, a distance of 181.44 feet to the point of beginning, containing 1.55 acres as per survey by Turner Engineering Company,Inc., dated April 18, 1968.

Being the same property conveyed toKelly Prim, Trustee by deed from Madison Park Apartments,Inc., a Tennessee Corporation, as of record in Book 4624, page 486, and by deed from Hubert L. Baker, et al, as of record in Book 4624, page 528, and being held by Kelly Prim,Trustee, pursuant to Land Trust Agreement of record in Book 5014, page 497, re-recorded in Book 5152, page 820, said Register's Office.

unimproved ( )
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 MADISON PARK ASSOCIATES, Limited, a Tennessee Partnership, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* MADISON PARK ASSOCIATES, Limited, A Tennessee 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 shown above

And I, KELLY PRIM, TRUSTEE *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* MADISON PARK ASSOCIATES, Limited, a Tennessee Partnership, its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3rd *day of* April, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kelly Prim, Trustee
Kelly Prim, Trustee

3

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 Kelly Prim, 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 Nashville, Tennessee, this day of April, 1979

Notary Public

Commission Expires 1-15-83

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, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

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

Notary Public

Commission Expires .

DEED 04/03 8103.50- CHECK

BOOK 5414 PAGE 746

WARRANTY DEED

FROM

KELLY PRIM, TRUSTEE

TO

MADISON PARK ASSOCIATES, LIMITED, A TENNESSEE PARTNERSHIP

F-2-1945

IDENTIF. REFERENCE

APR 3 3 37 PM '79

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5414 PAGE 747

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		Cons. 1,000,000.00		
			2600.00 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK 2608.50-	
			3275A04/03/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-2-19 45

IDENTIF. REFERENCE

APR 3 3 37 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 674681