CAVALIER APARTMENTS
Bk. N.

3793 09/24 2128.62- CHECK

*SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5503 PAGE 758

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Baker, Trustee	same	
(NAME)	(NAME)	60-4; par 83
2517 Lebanon Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37214		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ Tennessee Properties, Limited, a Tennessee limited partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Baker, Trustee, with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary or any other person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 12th Civil District of said County, described according to a copy of survey made by Dickerson and Pleasant Engineering Company, dated October 21, 1966, as follows: Beginning at a point in the southerly margin of Oak Valley Drive, said point being a common corner of the herein conveyed property and the remaining lands of James A. Mason and wife as conveyed to them by deed of record in Book 3761, page 399, Register's Office for Davidson County, Tennessee; thence S 2° 31' W, 408.8 feet to an iron pin; thence N 86° 09' W, 91.0 feet to a concrete monument; thence N 80° 39' W, 210.46 feet to an iron pin; thence N 2° 31' E, 383.19 feet to a point in said southerly margin of said Oak Valley Drive; thence easterly with said margin of said Oak Valley Drive along a curve with a radius of 568.74 feet 42.2 feet to a point; thence continuing with said margin of said Oak Valley Drive S 86° 54' E, 257.98 feet to the point of beginning, containing 2.75 acres.

Being the same property conveyed to Tennessee Properties, Limited, a Tennessee limited partnership by deed from J. R. Freeman of record in Book 5206, page 875, Register's Office for Davidson County, Tennessee.

This conveyance and the property are, however, subject to all liens, encumbrances, restrictions, and matters appearing of record as of the date hereof.

*All warranties of Grantors herein contained are expressly limited to claims and charges made or asserted by persons claiming by, through, or under Grantors and no further or otherwise.

unimproved ( )
This is improved (X) property, known as Cavalier Apartments
(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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

This conveyance is effective as of September 1, 1979.

Witness _____ hand _____ this _____ day of _____, 19____

TENNESSEE PROPERTIES, LIMITED

BY: J. Brent Hurd, General Partner

J. Brent Hurd, General Partner

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 5503 PAGE 759

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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Donna Vinson, a Notary Public within and for the State and County aforesaid, personally appeared J. Brent Hurd, with whom I am personally acquainted and who upon his oath acknowledged himself to be a general partner of Tennessee Properties, Limited, ~~a corporation~~ limited partnership, the within named bargainor, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by the said J.Brent Hurd as such general partner.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 21st day of Sept, 19 79

My Commission Expires: 1-22-83

Donna Vinson
Notary Public

DONNA VINSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TENNESSEE PROPERTIES, LIMITED

TO

ROBERT E. BAKER, TRUSTEE

F 5 3 8 1 2

IDENTIF. REFERENCE

SEP 24 12 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 816,200.00

Subscribed and sworn to before me this 21st day of Sept, 19 79

My Commission Expires: 1-22-83

Notary Public

DONNA VINSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Trustee, Samuel Patton
Property Address

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

RECEIVED OF _____

FOR BOOK 5503 PAGE 760

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			816200.00- CO	
			2122.12 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 2128.62-	
3793A	09/24/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E. 5381'2"

IDENTIF. REFERENCE T

SEP 24 12 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 714031