THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

WARRANTY DEED

BOOK 5683 PAGE 965

NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
THE HOLLY HILLS GROUP, LTD., A Tennessee Limited Partnership 608 Gallatin Road Madison, Tennessee 37115	SAME	MAP 147-4 PARCEL 169

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIS J. REYNOLDS, ABE ROTHBERG, PHYLLIS REICHMAN and CHARLES S. PEAR, TRUSTEE, hereinafter referred to as Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said THE HOLLY HILLS GROUP, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying in the Fifth Civil District of Davidson County Tennessee, more particularly described as follows:

BEGINNING at a point where the west boundary of Hillbrook Subdivision, Section 5, intersects the souht right-of-way margin of Harding Place; thence with the said west boundary of Hillbrook Subdivision, Section 5, S31°53'40"E, 243.23 feet to a concrete monument; thence S63°20'00"E, 124.00 feet to an iron stake; thence S3°03'20"W, 112.56 feet to an iron stake; thence S31°54'40"E, 39.65 feet to an iron state; thence S33°17'00"E, 31.72 feet to a concrete monument said monument being where the south right-of-way margin of Richbriar Road intersects the heretofore said west boundary of Hillbrook Subdivision, Section 5; thence continuing with said west boundary S32°23'30"E, 168.43 feet to an iron stake, thence N89°23'00"W, 77.33 feet to an iron stake; thence S4°43'00"W, 164.88 feet to an iron stake, said iron stake being in the north right-of-way margin of Wallace Road; thence with said north margin of Wallace Road N88°00'00"W, 470.28 feet to the beginning of a curve to the right, said curve having a radius of 25.00 feet; thence with said curve for a distance of 39.27 feet to the point of tangency, said point being in the east right-of-way margin of Humber Drive; thence with the east margin of Humber Drive N2°00'00"E, 93.00 feet to the beginning of a curve to the left, said curve having a radius of 300.00 feet; thence with said curve for a distance of 251.02 feet to the beginning of a curve to the right, said curve having a radius of 300.00 feet; thence with said curve for a distance of 102.62 feet to a point; thence N24°10'00"W, 95.70 feet to the beginning of a curve to the right having a radius of 25.00 feet; thence with said curve for a distance of 39.27 feet to a point in the south right-of-way margin of Harding Place, thence with said south margin N65°50'00"E, 446.26 feet to the point of beginning and containing an area of 8.06 acres.

BEING the same property conveyed to Moe Pear, Sidney Reichman, Willis Reynolds and Abe Rothberg, as tenants in common, by deed from E. F. Hazewood and wife, Ruth Bell Hazewood, of record in Book 4193, page 141, Register's Office for Davidson County, Tennessee, and included in the above description is that property conveyed to Willis J. Reynolds by deed from Hillbrook Land Company of record in Book 4170, page 872, Register's Office for Davidson County, Tennessee.

Willis Reynolds and Willis J. Reynolds are one and the same person.

Charles S. Pear is the Trustee of the estate of Moe Pear, now deceased, by will of reocrd in Will Book 94, page 5, Probate Court for Davidson County, Tennessee, with full authority to sell, transfer and convey.

Phyllis Reichman is the sole beneficiary of the estate of Sidney Reichman, now deceased, by will of record in Will Book 94, page 170, Probate Court for Davidson County, Tennessee.

Lois Inez Reynolds and Elaine P. Rothberg join in this conveyance for the purpose of conveying all interst they now have, if any.

This is improved property, known as: Holly Hills Apartments, 4700 Humber Dr. Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. We convenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown in Attorneys Title Company, Commitment No. 230534. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 25th day of November, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willis J. Reynolds
WILLIS J. REYNOLDS

Abe Rothberg
ABE ROTHBERG

Lois Inez Reynolds
LOIS INEZ REYNOLDS

Elaine P. Rothberg
ELAINE P. ROTHBERG

Phyllis Reichman
PHYLLIS REICHMAN

Charles S. Pear, Trustee
CHARLES S. PEAR, TRUSTEE
By Phyllis Reichman
With Power of Attorney

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is$ 2,500,000.00

Homer E. Spence
AFFIANT

Subscribed and sworn to before me, this 25th day of November, 1980.

Ruth B. Burkhart
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-15-83

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, WILLIS J. REYNOLDS, ABE ROTHBERG, PHYLLIS REICHMAN and ~~CHARLES S. PEAR, TRUSTEE~~, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 25th day of November, 1980.

Ruth B. Burkhart
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-15-83

WARRANTY DEED

FROM

WILLIS J. REYNOLDS, ABE ROTHBERG, PHYLLIS REICHMAN and CHARLES S. PEAR, TRUSTEE

TO

THE HOLLY HILLS GROUP, LTD., A Tennessee Limited Partnership

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED SUBJECT TO INFORMATION PROVIDED BY THE PARTIES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, LOIS INEZ REYNOLDS and ELAINE P. ROTHBERG, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 1980.

Sandra Bradley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-10-82

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me the undersigned, a Notary Public, in and for said county and state, PHYLLIS REICHMAN, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument under a written Power of Attorney from Charles S. Pear, Trustee, with full authority, for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 25 day of November, 1980.

Lucille B. Burke
NOTARY PUBLIC

My Commission Expires: 1-15-83

61505

RECEIVED FOR RECORD
DEC 1 10 11 AM '80
FELIX Z. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TENN.

PUSH

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

RECEIVED OF _____ BOOK 5683 PAGE 968

FOR _____

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
		2,500,000.00 CO		
			6507.00 CO TX	
			.50 MO TX	
	VD		.50- MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 6509.50-	
7013A	12/01/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1-94665

IDENTIFICATION

DEC 1 10 11 AM '80

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

No. 794386