FROM: Kentucky Property Trust

TO: Tennessee Trust Company, Trustee

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Tennessee Trust Company, Trustee — SAME — 161 141
2517 Donelson Pike
Nashville, TN 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,846,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 1981.

Notary Public

My Comm. Expires: January 29, 1985.

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kentucky Property Trust, a Kentucky business trust, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Tennessee Trust Company, Trustee, trustee for Timbers, Limited, with full power to sell, mortgage, transfer, or convey without the joinder of any beneficiary hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference as if set forth verbatim.

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.

IN WITNESS WHEREOF, the undersigned has executed the foregoing deed by its duly authorized officer as of the 1st day of February, 1981.

KENTUCKY PROPERTY TRUST

BY: _____

"GRANTOR"

02/26 4809.10- CHECK

1902

BOOK 5714 PAGE 823

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karen A. Searles, a Notary Public in and for the County and State aforesaid, personally appeared A. B. Alphin Jr., with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Kentucky Business ~~of KENTUCKY PROPERTY TRUST, the within named bargainor, a corporation,~~ and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of February, 1981.

Karen A. Searles
NOTARY PUBLIC

My Commission Expires: January 29, 1985.

G30909

IDENTIFICATION REFERENCE

FEB 26 1 43 PM '81

RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

RUSH

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1, on the Plat of The Timbers, as of record in Book 4460, page 109, Register's Office for said County, located generally on the West side of Nolensville Road, North of Old Hickory Boulevard, according to a survey made by Hart-Freeland-Roberts, Inc., dated February 3, 1981, and being more particularly described as follows:

BEGINNING at a concrete monument in the west margin of Nolensville Road, said point being in the southeast corner of Kingswood Park Subdivision, as of record in Book 2900, page 70, and said point being 435.75 feet South of the centerline of Brewer Street; thence along the west margin of Nolensville Road S 14° 05' E, a distance of 210.0 feet to a point; thence N 83° 59' W, a distance of 532.43 feet to a point; thence S 14° 05' E, a distance of 431.23 feet to a point; thence N 88° 37' W, a distance of 615.00 feet to a point; thence S 80° 51' W, a distance of 242.00 feet to a point; thence N 44° 09' W, a distance of 220.0 feet to a point; thence N 51° 51' E, a distance of 185.0 feet to a point; thence N 27° 09' W, 253.0 feet to a point; thence N 18° 24' W, a distance of 194.0 feet to a point; thence N 0° 32' W, a distance of 57.29 feet to a point; thence S 83° 59' E, a distance of 1,420.0 feet to the point of beginning, containing 15.67 acres, more or less.

BEING the same property conveyed to Kentucky Property Trust, by deed from the Timbers of Nashville Associates, of record in Book 5243, page 274, and by deed from I. R. Schulman, Trustee, of record in Book 5247, page 258, Register's Office for Davidson County, Tennessee.

The said property is encumbered by an easement for construction in maintaining sanitary sewers which was granted First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District) as more fully set forth in instrument of record in Book 4670, page 26, Register's Office for Davidson County, Tennessee.

The said property further encumbered by an 8-inch sewer line easement and conditions of owners' Certificate, as shown on the Plan of The Timbers, of record in Book 4460, page 109 of the Register's Office for Davidson County, Tennessee.

There is a reciprocal Driveway Easement with American Fletcher National Bank, by instrument of record in Book 5539, page 503, Register's Office for Davidson County, Tennessee.

The said property is subject to the terms and provisions of Lease Agreements between The Timbers Apartments and Home Coin Laundries, of record in Book 4728, page 536, and Book 4940, page 584, Register's Office for Davidson County, Tennessee.

The said property is subject to applicable current zoning and building restrictions of The Metropolitan Government of Nashville, Davidson County, Tennessee.

The said property is encumbered by a lien of the Metropolitan Government realty taxes for the year 1981 which have been prorated and assumed by the Grantee, Tennessee Trust Company, Trustee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5714 PAGE 825

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
			1,846,000.00	CO
			4799.60	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	4809.10-
1902A02/26/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30909

IDENTIF. REFERENCE

FEB 26 1 43 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 808720