1909 02/26 4835.10- CHECK

BOOK 5714 PAGE 853

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.
148-12

Tennessee Trust Company, Trustee
2517 Donelson Pike
Nashville, TN 37214

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,856,000.00.

Affiant

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

Notary Public

My Comm. Expires: January 24, 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 Hunting Brook, 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"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karen A. Searle, a Notary Public in and for the County and State aforesaid, personally appeared A. B. Wakim Jr., with whom I am personally acquainted, and who upon oath acknowledged himself to be President of KENTUCKY PROPERTY TRUST, the within named bargainor, a ~~corporation~~ Kentucky Business Trust, 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. Searle
NOTARY PUBLIC

My Commission Expires: January 20, 1985.

RUSH

RUSH

G 3 0 9 0 1 6

IDENTIFICATION REFERENCE

FEB 26 1 57 PM '81

FEE $ 2.00
DAVIDSON COUNTY

EXHIBIT A

Land located in Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the North boundary line of Haywood Acres Subdivision, Section Four, as of record in Book 2900, page 93, Register's Office, Davidson County, Tennessee; said point being in the northerly margin of Lot 116, owner of record being Ralph L. Peebles, et ux; thence N 2° 29' E, a distance of 385.02 feet to a point; thence N 87° 31' W, a distance of 77.55 feet to a point; thence N 16° 28' 23" W, a distance of 575.93 feet to an iron pin in the south margin of Linbar Drive, said point being in a curve having a radius of 368.82 feet thence with the arc of said curve, to the right, a distance of 514.33 feet to the end of said curve; thence S 30° 09' E, a distance of 598.61 feet along the southerly margin of said drive to a point; thence N 88° 45' 12" W, a distance of 117.40 feet to a corner post; thence S 0° 56' 20" W, a distance of 174.19 feet to a corner post; thence S 81° 51' 01" W, a distance of 41.47 feet to a corner post; thence S 5° 50' 34" W, a distance of 207.26 feet to a corner post, said point being in the easterly margin of a 50 foot roadway (East Ridge Drive); thence N 79° 08' 59" W, a distance of 295.29 feet to a point, said point being in the easterly property line of Lot 116 Haywood Acres Subdivision, Section Four; thence N 9° 29' 01" E, a distance of 51.10 feet to a point, said point being in the Northeast corner of Lot 116, Haywood Acres Subdivision, Section Four; thence N 74° 35' 02" W, a distance of 60.61 feet to the point of beginning containing 9.76 acres.

BEING the same property conveyed to KMC Mortgage Investors, now Kentucky Property Trust, by deed from Hunting Brook Associates, of record in Book 5240, page 74, Register's Office for Davidson County, Tennessee.

The said property is subject to the terms and provisions of a Lease Agreement between Hunting Brook Apartments and Home Coin Laundries, of record in Book 4940, page 586, Register's Office for Davidson County, Tennessee.

The said property is encumbered by a 20-foot permanent easement and a 10-foot temporary construction easement for purposes of Sanitary Sewers and/or Storm drainage improvements granted Metropolitan Government of Nashville and Davidson County, Tennessee by agreement executed by Deffet Tennessee Partners, Ltd., of record in Book 4665, page 17, Register's Office for Davidson County, Tennessee.

Liability is excepted by reason of that certain eighteen inch and 8 inch sewer line crossing the northerly part of the subject property as depicted on a survey of Hart-Freeland and Roberts, Inc., Job No. 4061, dated January 14, 1972. Exception is further made for that certain 20-foot sewer easement depicted as lying generally along the existing creek, as shown on the revision of the foregoing survey dated June 1, 1972.

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 pro-rated and assumed by the Grantee, Tennessee Trust Company, Trustee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5714 PAGE 856

RECEIVED OF _____

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
		1,856,000.00	CO	
			4825.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 4835.10-	
1909A02/26/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30916

IDENTIF. REFERENCE

FEB 26 1 57 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 808727