ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
River Park, Ltd., a Tennessee Limited Partnership (NAME)	TVB Mortgage Corporation (NAME)	81 - 2
205 Reidhurst Avenue (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	175
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	8DA14109

BOOK 5879 PAGE 905

WARRANTY DEED

For and in consideration of the sum of ONE MILLION FIVE HUNDRED FORTY FIVE THOUSAND AND 00/100 ($1,545,000.00) DOLLARS and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Grantor,

RIVER PARK PROPERTIES, a General Partnership, the Grantor herein, has bargained and sold, and by these presents do transfer and convey unto the said RIVER PARK, LTD., a Tennessee Limited Partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land and improvements known as River Park Apartments, 2027 28th Avenue North, Nashville, Tennessee, together with all furniture and fixtures, as the same is more particularly described in the attached Exhibit "A" incorporated herein by reference.

The property is unencumbered except as set forth in the permitted encumbrances described in the attached Exhibit "B" incorporated herein by reference.

The 1982 property taxes have been pro-rated at closing between the parties and assumed by the Grantee.

65 9 4 8 0

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APR 30 4:09 PM '82
FEE $ 1.50
REGISTER
DAVIDSON COUNTY, TN

1510

unimproved ( )
This is improved (X) property, known as 2027 28th Avenue North (House Number) (Street)
Nashville, Tennessee 37208
(P. O. Address) (City or Town) (Zip Code)

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 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of April, 19 82.

RIVER PARK PROPERTIES, a General Partnership

By: Roger T. Wilson

Roger T. Wilson, Partner

STATE OF TENNESSEE
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 ____.

My commission expires ______________________ Notary Public ______________________

STATE OF ~~TENNESSEE~~ MINNESOTA
COUNTY OF Ramsey

Before me, Margaret M. McNamara, a Notary Public of the State and County aforesaid, personally appeared Roger T. Wilson ~~xxx~~ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner ~~xxx~~ ______________ ~~xxxxxxxx~~ of the River Park Properties, a General Partnership, the within named bargainor, ~~xxxxxxxxx~~ and that he as such Partner ~~xxx~~ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by the said Roger T. Wilson as such Partner.

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~.

Witness my hand and seal, at office in MINNEAPOLIS,
this 29 day of April, 1982. Margaret M. McNamara Notary Public

Commission expires ______________________

MARGARET M. McNAMARA
NOTARY PUBLIC MINNESOTA
RAMSEY COUNTY
My Commission Expires Jan 26, 1989

STATE OF ~~TENNESSEE~~ MINNESOTA
COUNTY OF Ramsey

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,545,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roger T. Wilson
ROGER T. WILSON

Sworn to and subscribed before me,
this 29 day of April, 1982.
My commission expires ______________________ Notary Public Margaret M. McNamara

This instrument was prepared by:	
Dale L. Stegall Harwell Barr Martin & Sloan, P.C. 400 Metropolitan Federal Bldg., P. O. Box 2960, Nashville, Tennessee 37219	
Name	Address

WARRANTY DEED

FROM

River Park Properties,
A General Partnership

TO

River Park, Ltd.
A Tennessee Limited Partnership

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

Land in Davidson County, Tennessee, being part of Tracts 7, 8 and 9 on the Map of G. W. Ankanbauer Estates as divided in Chancery Court under Rule No. 65611, described according to survey made by John B. Kohl, III, License No. 100, on December 29, 1981, as follows:

BEGINNING at a point in the northwesterly margin of 28th Avenue North; thence with the margin of the same South 34 degrees 10' West 53.50 feet to a point; thence North 77 degrees 03' West 793.4 feet to an iron pin; thence North 34 degrees 10' East 393.20 feet to a point; thence South 55 degrees 50' East 550.0 feet to a point; thence South 34 degrees 10' West 162.50 feet to a point; thence South 77 degrees 03' East 203.0 feet to the point of beginning.

Being the same property conveyed to River Park Properties, a Tennessee General Partnership, by deed from Tom Skinner and wife, Janet Skinner, of record in Book 5558, page 148, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1982 taxes constitute a lien, although the same are not due and payable.

2. Right of way Easement granted to Colonial Pipeline Company of record in Book 3648, page 88, and amended in Book 434, page 18, said Register's Office.

3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4166, page 30, said Register's Office.

4. Roadway and utility easement granted to Roscoe B. McDowell, Sr., Robert A. McDowell, Sr. and Charles W. McDowell, Sr., of record in Book 4238, page 561, said Register's Office.

5. Easement for a sewer as of record in Book 2443, page 297, said Register's Office.

6. Survey by John Kohn & Company dated December 29, 1981, shows a chain link fence serving the premises in question encroaches onto the property adjoining on the southeasterly line of subject property; shows asphalt parking and drive lying within certain areas designed for sewer easement and transmission line; and Building C encroaches on a 30-foot sewer easement.

7. WRAP-AROUND DEED OF TRUST executed by River Park Properties, a Tennessee General Partnership, to E. A. Covington, Jr., Trustee, of record in Book 5835, page 845, said Register's Office, to secure to Security Federal Savings & Loan Association the payment of one note dated 12/30/81 in the principal amount of $1,000,000.00 payable as set forth therein;

8. Deed of trust executed by John T. Brown, Jr., to Miller Kimbrough, Trustee, of record in Book 4728, page 236, said Register's Office, to secure to Kimbrough-Kavanaugh & Association, Inc. the payment of one note dated 7/16/73 in the principal amount of $635,000.00 payable as set forth therein.

9. Financing Statement filed under the Uniform Commercial Code by John P. Brown, Jr., to Kimbrough-Kavanaugh & Associates, Inc. of record in Book 4728, page 246, said Register's Office.

10. Financing Statement filed under the Uniform Commercial Code by River Park Properties, a Tennessee General Partnership, to Security Federal Savings & Loan Association of record in Book 5835, page 870, said Register's Office.

11. Wrap Around Collection Agreement executed by and between River Park Properties, a Tennessee General Partnership, and Security Federal Savings & Loan Association of record in Book 5835, page 866, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5879 PAGE 909

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
			1,545,000.00	CO
			4017.00	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 4029.50-
			466BA04/30/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.G. 9 4 8 0

IDENTIF. REFERENCE

APR 30 4 00 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 878898