Prepared by:

THRAILKILL & GOODMAN, P.C.
20th Floor, First American Center
Nashville, Tennessee 37238

FROM

Charles C. Brown, Trustee with full power

TO

Primrose Properties II, Ltd.

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ADDRESS NEW OWNER AS FOLLOWS:

Primrose Properties II, Ltd.
26th Floor -- Number 98
First American Center
Nashville, Tennessee 37238

SEND TAX BILLS TO:

Same

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MAP-PARCEL NUMBERS

33-16-52
33-16-53
33-16-54
33-16-55
33-16-96
33-16-97
33-16-98
33-16-99
33-16-100
33-16-101
33-16-102
33-16-103
33-16-104
33-12-146
33-12-147
33-12-148
33-12-149
33-12-150
33-12-151
33-12-152

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,518,500.00.

Affiant

Subscribed and sworn to before me this the 27th day of September, 1982.

Notary Public

My Commission Expires: Oct 17, 1982

(AFFIX SEAL)

FOR AND IN CONSIDERATION of the sum of One Million Five Hundred Eighteen Thousand Five Hundred and No/100 Dollars

($1,518,500.00), CHARLES C. BROWN, Trustee with full power, has bargained and sold, and by these presents does transfer and convey unto the said PRIMROSE PROPERTIES II, LTD., a Limited Partnership organized under the laws of the State of Tennessee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lots Nos. 89, 90, 91, 92, 93, 94, 96, 97, and 167, Primrose Meadows Section II, of record in Book 4860, page 105, Register's Office for said county, and Lots Nos. 11, 12, 13, 19, 20, 21, 22, 23, 24, 25, and 26, Primrose Meadows, Section I, of record in Book 4675, page 18, said Register's Office, to which plan reference is here made for a more complete description of said lots.
>
> Being part of the same property conveyed to Charles C. Brown, Trustee, and Roy S. Jones Construction Co., Inc., by deed of record in Book 5710, page 502, and in Book 5826, pages 66 and 69, said Register's Office, and all of the property conveyed to Charles C. Brown, Trustee, by deed from Roy S. Jones Construction Co., Inc., of record in Book 5929, page 771, said Register's Office.

This is improved property located in Madison, Tennessee, known respectively as:

| Lot No. | Street Address (Madison, Tennessee) | Type of Structure |
|---|---|---|
| 19 & 20, Section I | 193, 195, 197 and 199 Connare Drive | zero lot-line duplex |
| 21 & 22, Section I | 185, 187, 189 and 191 Connare Drive | zero lot-line duplex |
| 23 & 24, Section I | 177, 179, 181 and 183 Connare Drive | zero lot-line duplex |
| 25 & 26, Section I | 188, 190, 192, and 194 Connare Drive | zero lot-line duplex |
| 89 & 90, Section II | 1140, 1142, 1144, and 1146 North Graycroft Avenue | zero lot-line duplex |

| | | |
|---|---|---|
| 91 & 92, Section II | 1132, 1134, 1136, and 1138 North Graycroft Avenue | zero lot-line duplex |
| 93, Section II | 1128 and 1130 North Graycroft Avenue | one and one-half story duplex |
| 94, Section II | 1124 and 1126 North Graycroft Avenue | one and one-half story duplex |
| 96, Section II | 1120 and 1122 North Graycroft Avenue | one and one-half story duplex |
| 97, Section II | 1116 and 1118 North Graycroft Avenue | ranch-style duplex |
| 167, Section II | 1112 and 1114 North Graycroft Avenue | ranch-style duplex |
| 11, Section I | 100 and 102 Slayton Court | ranch-style duplex |
| 12, Section I | 104 and 106 Slayton Court | ranch-style duplex |
| 13, Section I | 108 and 110 Slayton Court | ranch-style duplex |

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the same Primrose Properties II, Ltd., a Limited Partnership organized under the laws of the State of Tennessee, its successors and assigns, forever.

And I do covenant with the said Primrose Properties II, Ltd., a Limited Partnership organized under the laws of the State of Tennessee, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1982 real property taxes not yet due and payable, and except as follows:

(a) Restrictive covenants contained in an instrument of record in Book 4737, page 81, and Book 5039,

page 484 (Section I), and in Book 5039, page 481 (Section II), Register's Office for Davidson County, Tennessee.

(b) Setback lines, easements, and limitations as shown on the Plans of record in Book 4860, page 105 (Section II), and in Book 4675, page 18 (Section I), Register's Office for Davidson County, Tennessee.

(c) Sanitary sewer easement of record in Book 5116, page 352, Register's Office for Davidson County, Tennessee.

(d) Subject to TVA right-of-way as shown on the recorded plans and any limitations placed by TVA upon said easement.

And I, Charles C. Brown, Trustee with full power, do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Primrose Properties II, Ltd., a Limited Partnership organized under the laws of the State of Tennessee, its successors and assigns, against the lawful claims of all persons whomsoever.

Be it known that the said Charles C. Brown, Trustee with full power, is also sometimes known as Charles C. Brown, Jr., and Charles Campbell Brown, all being one and the same person.

WITNESS my hand this 27 day of September, 1982.

Charles C. Brown, Trustee

CHARLES C. BROWN, Trustee with Full Power

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, SAM J. McALLESTER III, a Notary Public in and for said County and State, the within named Charles C. Brown, Trustee with full power, the bargainor, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 1982.

Sam J. McAllester III
Notary Public

My Commission Expires:
October 17, 1982



PUSH

H 1 0 2 2 7

IDENTIF. REFERENCE:

SEP 27 3 58 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



09/27 3958.38- CHECK
1088

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

BOOK 5942 PAGE 250

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 |
|---|---|---|---|---|
| | | | | |

CO 1.518.500.00

5948.10 CO TX
.50 PRFEE
15.00 WDEED
CHECK 3963.60-
1080A09/27/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 0 2 2 7.

IDENTIF. REFERENCE

SEP 27 3 58 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901885