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

BOOK 5978 PAGE 893

WARRANTY DEED

NEW OWNER(S):

THE ALTA LOMA GROUP, LTD.,
a Tennessee Limited Partnership
608 Gallatin Road, North
Madison, Tennessee 37115

SEND TAX BILLS TO:

SAME

MAP PARCEL NUMBERS:

MAP 34-5
PARCEL 122

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the assumption of an indebtedness owing to Fidelity Federal Savings & Loan Association in the original principal amount of One Million Eight Hundred Ninety-seven Thousand Five Hundred and 00/100 Dollars ($1,897,500.00) as evidenced by Deeds of Trust of record in Book 4527, page 974; Book 4709, page 891, and a Consolidation and Modification Agreement of record in Book 4709, page 896, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, ALTA LOMA DEVELOPMENT COMPANY, a joint venture composed of JAMES E. PATTERSON, I. R. SCHULMAN, ALVEN S. GHERTNER and FRANK E. GHERTNER, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto THE ALTA LOMA 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 in Davidson County, Tennessee, being Tract 1 on the Plan of Gregory & Adler Resubdivision of Alta Loma, of record in Book 4470, page 70, of the Register's Office for Davidson County, Tennessee.

SAID Tract 1 begins at a concrete monument, said monument being South 5°54' West 50 feet from the centerline of Alta Loma Road and North 75°01' West 25 feet from the centerline of Crestview Drive; thence South 5°54' West 365.33 feet to a concrete monument; thence with a curve to the left having a radius of 2461.74 feet and an angle of 4°42' a distance of 201.94 feet; thence South 1°12' West 187.30 feet to a concrete monument; thence North 86°48' West 568.16 feet to the easterly margin of the L & N Railroad; thence with the easterly margin of said railroad right-of-way North 2°51'50" East 669.07 feet to a point; thence leaving said railroad right-of-way South 75°37'10" East 349.58 feet to a concrete monument; thence North 11°51'40" East 220.23 feet to a concrete monument; thence South 75°01' East 192.40 feet to a concrete monument, the beginning of a curve; thence around said curve to the right having a radius of 25 feet and an angle of 80°55' a distance of 35.31 feet to the point of beginning, containing 9.092 acres, more or less.

BEING the same property conveyed to Alta Loma Development Company, a joint venture composed of James E. Patterson (1/3 interest), I. R. Schulman (1/3 interest), Alven S. Ghertner (1/6 interest) and Frank E. Ghertner (1/6 interest) by deeds of record in Book 4710, page 946, and Book 5237, page 992, Register's Office for Davidson County, Tennessee.

In addition to the mortgage(s) assumed, this conveyance is subject to the following encumbrances:

(1) Regulatory Agreement for Multi-Family Housing Projects of record in Book 4527, page 974, Register's Office for Davidson County.

(2) Financing Statement of record in Book 4709, page 903, said Register's Office.

(3) 1982 Metro taxes, a lien but not yet due and payable.

(4) Easement for sanitary sewers and/or storm drainage, of record in Book 5697, page 714, Register's Office for Davidson County, Tennessee.

This is improved property, known as: Alta Loma Apartments, Madison, TN

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 covenant 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 set forth above. 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 22nd day of June, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ALTA LOMA DEVELOPMENT COMPANY

BY: James E. Patterson
James E. Patterson

BY: Alven S. Ghertner by Frank E. Ghertner A Harvey in Court
Alven S. Ghertner

BY: I. R. Schulman
I. R. Schulman

BY: Frank E. Ghertner
Frank E. Ghertner

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

Frank E. Ghertner
AFFIANT

Subscribed and sworn to before me, this 22nd day of June, 1982.

Harold B. Bentley
NOTARY PUBLIC

My Commission Expires: 1-15-83

RUSH

IDENTIF. REFERENCE

DEC 17 11 21 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 2 T 9 9 3

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES E. PATTERSON, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be a partner of ALTA LOMA DEVELOPMENT COMPANY, the within named bargainor, a joint venture, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of June, 1982.

Harold B. Bentley
NOTARY PUBLIC

My Commission Expires: 1-15-83

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared I. R. SCHULMAN, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be a partner of ALTA LOMA DEVELOPMENT COMPANY, the within named bargainor, a joint venture, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of June, 1982.

Ronald B. Burkhart
NOTARY PUBLIC

My Commission Expires: 1-15-83

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRANK F. GHERTNER, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed this deed on behalf of ALVEN S. GHERTNER, a partner of ALTA LOMA DEVELOPMENT COMPANY, the within named bargainor, a joint venture, and that he as attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of June, 1982.

Ronald B. Burkhart
NOTARY PUBLIC

My Commission Expires: 1-15-83

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRANK E. GHERTNER, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be partner of ALTA LOMA DEVELOPMENT COMPANY, the within named bargainor, a joint venture, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of June, 1982.

Ronald B. Burkhart
NOTARY PUBLIC

My Commission Expires: 1-15-83

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

RECEIVED OF BOOK 5978 PAGE 896

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
		3,200,000.00	CO.	
			8320.00	CO TX
			.50	PRFEE
			5.00	WDEED
			CHECK	8329.50-
6057A	12/17/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H2 T 993

IDENTIF. REFERENCE

DEC 17 11 21 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916312