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

Bor 6

WARRANTY DEED

BOOK 5986 PAGE 359

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
PARKWOOD VILLA ASSOCIATES, LTD., a Tennessee Limited Partnership 2209 State Street Nashville, Tennessee 37203	SAME	Map 50 Parcel 83

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PARKWOOD ASSOCIATES, a Tennessee Limited Partnership, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said PARKWOOD VILLA ASSOCIATES, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land located in the 12th Civil District of Davidson County, Tennessee, described according to a survey by R. L. Spears & Co., dated April 24, 1974, as follows:

BEGINNING at a point on the westerly right-of-way of Brick Church Pike, said point being 50.0 feet south of the extended centerline of Richmond Hills Drive; thence leaving said right-of-way with the property of the Metropolitan Department of Education and with a curve to the left having a radius of 25.0 feet, 39.27 feet to a point; thence North 89°03' West, 522.00 feet to the beginning of a curve to the right having a radius of 540.93 feet; thence with said curve and in a westerly direction, 81.70 feet to a point; thence South 0°25' East 202.20 feet to a point; thence South 1°01' West, 652.90 feet to a point in the center of Ewing Creek; thence with the approximate centerline, South 88°21' West 113.20 feet to a point on the easterly right-of-way of Interstate 24; thence with said right-of-way North 26°20' West, 596.00 feet to the beginning of a curve to the right having a radius of 317.46 feet; thence with said curve and in a general northerly direction 315.08 feet to a point; thence North 30°32' East, 389.60 feet to a point; thence leaving the right-of-way of Interstate 24 and with the Jones Property, North 88°39' East, 18.35 feet to a point; thence South 29°46' East, 157.00 feet to a point; thence North 88°00' East, 126.40 feet to the beginning of a curve to the right having a radius of 595.00 feet thence with curve and in a general southerly direction, 18.90 feet to a point; thence South 89°3' East, 401.90 feet to a point; thence North 50°52' East, 44.10 feet to a point; thence South 54°32' East, 50.00 feet to a point; thence South 89°02' East 110.00 feet to a point on the westerly right-of-way of Brick Church Pike; thence with said right-of-way South 0°58' West, 195.00 feet to the point of beginning and containing 10.10 acres, more or less.

BEING the same property conveyed to Parkwood Associates by deed from Lewis Gaines, Trustee, of record in Book 4830, page 875, dated July 1, 1974, and corrected by deed of record in Book 4984, page 524, dated December 31, 1975, Register's Office for Davidson County, Tennessee.

Said property is free and unencumbered except as follows:

1. Deed of Trust executed by Parkwood Terrace Apartments, a partnership composed of Billy DeVasher and Gaines Properties, a Tennessee Limited Partnership of which Lewis E. Gaines is a general partner, to Miller Kimbrough, Trustee, dated July 1, 1974, recorded in Book 4830, page 878, and re-recorded in Book 4912, page 292, Register's Office for Davidson County, Tennessee, to secure the original principal sum of $2,100,000, payable to Kimbrough-Kavanaugh & Associates.

12/30 2154.00

8463

2. Assignment of deed of trust from Kimbrough-Kavanaugh & Associates to Life Insurance Company of Virginia of record in Book 5016, page 702, said Register's Office.

3. Dedication of easement for sewers in Book 4832, page 270, said Register's Office.

4. Financing statement of record in Book 4830, page 878, from Parkwood Terrace Apartments to Kimbrough-Kavanaugh & Associates and a continuation statement in Book 5458, page 879, said Register's Office.

5. Assignment of Rents executed by Parkwood Terrace Apartments, a partnership in favor of Life Insurance Company of Virginia recorded in Book 5016, page 697, said Register's Office.

6. 1982 Metropolitan Davidson County real property taxes (12 D2 70760) in the amount of $45,993.22, unpaid; and personal property taxes in the amount of $1,325.02, unpaid.

This is improved property, known as: Parkwood Villa Apartments, Nashville, 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 30th day of December, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PARKWOOD ASSOCIATES,
A Tennessee Limited Partnership

BY: PARKWOOD CAPITAL GROUP, LTD.,
The General Partner

BY: _____
J. Gregory Hale, General Partner

BY: _____
Peter Weiss, General Partner

OFFICIAL RECEIPT

BOOK 5986 PAGE 361

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 3,498,000.00 .

AFFIANT

Subscribed and sworn to before me,
this 30 day of December, 1982.

NOTARY PUBLIC

My Commission Expires: 10-25-85

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. GREGORY HALE, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be a General Partner of PARKWOOD CAPITAL GROUP, LTD., the General Partner of PARKWOOD ASSOCIATES, a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal at Nashville, Tennessee,
this 30th day of December, 1982.

NOTARY PUBLIC

My Commission Expires: 10-29-85

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared PETER WEISS, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be a General Partner of PARKWOOD CAPITAL GROUP, LTD., the General Partner of PARKWOOD ASSOCIATES, a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal at Nashville, Tennessee,
this 30th day of December, 1982.

NOTARY PUBLIC

My Commission Expires: 10-29-85

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.
Dec 30 4 45 PM 82
IDENTIF. REFERENCE
H 2 3 8 7 9

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

RECEIVED OF _____

FOR _____

BOOK 5986 PAGE 362

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	3498-000-00		

9094.60 CO TX
.50 PRFEE
9.00 WDEED
CHECK 9104.30-
B463A12/30/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 23873

IDENTIF. REFERENCE

DEC 30 4 45 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918640