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

WARRANTY DEED

BOOK 5999 PAGE 311

NEW OWNER(S):

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

SEND TAX BILLS TO:

SAME

MAP PARCEL NUMBERS:

Map 52-1
Parcel 134

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, THE FORREST PARK GROUP, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto THE FORREST 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 the 2nd Civil District of Davidson County, Tennessee, formerly being the 11th Civil District, being described according to a survey dated December 20, 1978, by Ragan-Smith & Associates, Inc. as follows:

BEGINNING at an iron pin in the West margin of Forrest Park Road, the same being 790 feet northerly from the north margin of Neely's Bend Road; thence North 87°43' West 176.0 feet to an iron pin; thence South 4°00' West 134.1 feet to an iron pin; thence North 87°43' West 6.0 feet to an iron pin; thence South 1°00' East 81.4 feet to an iron pin; thence North 87°49' West 533.0 feet to an iron pin; thence North 4° 00' East 671.7 feet to an iron pin; thence South 87° 03' East 344.0 feet to an iron pin; thence South 4° 10' West 330.0 feet to an iron pin; thence South 87° 48' East 365.0 feet to an iron pin on the westerly margin of Forrest Park Road; thenc South 4°00' West 122.1 feet to the point of beginning and containing 7.23 acres.

BEING the same property conveyed to the Forrest Park Group, a Tennessee Limited Partnership, by deed from J. Brent Hurd, Trustee, of record in Book 5292, page 524, Register's Office for Davidson County, Tennessee.

Said property is free and unencumbered except as follows:

1. Deed of Trust executed by The Forrest Park Group, Ltd., a Tennessee Limited Partnership, to Barrett B. Sutton, Trustee, of record in Book 5380, page 648, Register's Office for Davidson County, Tennessee, to secure to Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, two promissory notes in the total sum of $900,000, payable as set forth therein.

2. Financing Statement filed under the Uniform Commercial Code by The Forrest Park Group, Ltd. to Life and Casualty Insurance Company of Tennessee, of record in Book 5380, page 666, said Register's Office.

3. 1982 taxes listed to The Forrest Park Group, Ltd. in the amount of $16,328.89, have been paid. (Map 52-1, Parcel 134, 11 D47380).

4. Sanitary sewers and/or storm drainage easement, of record in Book 4178, page 544, said Register's Office.

5. Lease Agreement by and between Forrest Park Apartments and Home Coin Laundries, dated June 1, 1976, of record in Book 5107, page 931, said Register's Office.

01/28 6249.50- CHECK

4048

This is improved property, known as: Forrest Park 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 27 day of JANUARY, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE FORREST PARK GROUP, LTD.,
A Tennessee Limited Partnership

BY: FORREST ASSOCIATES,
The General Partner,
a partnership comprised of:

BY: Homer E. Chance
Homer E. Chance
General Partner

BY: Randy E. Chance
Randy E. Chance
General Partner

BY: T M P & ASSOCIATES, INC.,
General Partner

BY: Thomas M. Patton
Thomas M. Patton, President

H28457

T IDENTIF. REFERENCE

JAN 28 11 22 AM '83

FELIX Z. HILL, JR. REGISTER
DAVIDSON COUNTY, TN

PUSH

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 2,400,000.00.

Randy E. Chance
AFFIANT

Subscribed and sworn to before me,
this 27 day of JANUARY, 1983.

Ronald A. Bucchianeri
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-29-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HOMER E. CHANCE, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be a General Partner of FORREST ASSOCIATES, the General Partner of THE FORREST PARK GROUP, LTD., 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 27 day of JANUARY, 1983.

Randy B. Burke
NOTARY PUBLIC

My Commission Expires: 10-29-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDY E. CHANCE, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be a General Partner of FORREST ASSOCIATES, the General Partner of THE FORREST PARK GROUP, LTD., 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 27 day of JANUARY, 1983.

Randy B. Burke
NOTARY PUBLIC

My Commission Expires: 10-29-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared THOMAS M. PATTON, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the President of T M P & ASSOCIATES, INC., a corporation, and a General Partner of THE FORREST PARK GROUP, LTD., a Tennessee Limited Partnership, 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 official seal at NASHVILLE, Tennessee, this 27 day of JANUARY, 1983.

Randy B. Burke
NOTARY PUBLIC

My Commission Expires: 10-29-86

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

RECEIVED OF _____

FOR _____

BOOK 5999 PAGE 314

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
		2,400,000.00 Conv.		

6240.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 6249.50-
4048AD1/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H28457

IDENTIF. REFERENCE

JAN 28 11 22 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 926320