This Instrument Prepared By:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6004 PAGE 284

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Harding Manor Associates c/o Freeman Webb Developers, Inc. 2200 Hillsboro Road, Suite 403 P. O. Box 120718 Nashville, TN 37212	Same	Tract I - 6DU 18725-147-5 Tract II - 6DU 20545-147-2-189

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration receipt of which is hereby acknowledged HARDING MANOR, LIMITED, a Tennessee limited partnership ("Grantor") has this day bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto HARDING MANOR ASSOCIATES, a joint venture ("Grantee"), its successors and assigns, the tracts or parcels of land, described on Exhibit A hereto.

TO HAVE AND TO HOLD the above described tracts or parcels of land with the appurtenances, estate, title and interest thereto to the Grantee herein named, its successors and assigns in fee simple, forever.

The Grantor covenants with the Grantee and its successors and assigns, that Grantor is lawfully seized and possessed of said land, has good and lawful right to convey it, that it is unencumbered except for the matters set forth in Exhibit B hereto; and Grantor covenants further and binds itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming under Grantor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special

Warranty Deed to be executed this 8th day of February, 1983.

HARDING MANOR, LIMITED

BY: _____
William C. Freeman,
Individual General Partner

BY: FREEMAN PROPERTIES, INC.,
Corporate General Partner

BY: Glenda C. McClellan
Title: Sec.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,839,983.40.

W. H. _____
Affiant

Subscribed and sworn to before me, this the 8th day of February, 1983.

Shirley L. Johnson
Notary Public

JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

7-21-85

EXHIBIT A

Tract I

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harding Place Manor, as of record in Book 3842, page 35, Register's Office for said County, described as follows:

Beginning at a concrete monument in the south margin of Harding Place 50 feet easterly from the center of Milner Drive; thence north 63° 15' east with the south margin of Harding Place, 745.6 feet to a point; thence leaving Harding Place south 26° 45' east 182.72 feet, more or less, to a point; thence north 63° 15' east 227.18 feet, more or less, to a point in the center of a drainage ditch; thence with said ditch, south 35° 45' east 38.3 feet to an iron pin; thence south 45° 30' east 57.0 feet to an iron pin; thence south 30° 03' east 52.3 feet to a point in the center of Seven Mile Creek; thence with the center of said Creek as it meanders upstream north 83° 01' west 134.3 feet to a point; thence south 52° 53' west 199.5 feet to a point; thence south 89° 06' west 200.4 feet to a point; thence south 55° 02' west 100.0 feet to a point; thence south 35° 07' east 400.0 feet to a point; thence south 21° 22' east 61.0 feet to a point; thence south 47° 11' west 61.1 feet to a point; thence leaving said creek, north 57° 18' west 800.6 feet to the point of beginning, containing 5.69 acres, more or less.

Being the same property conveyed to Harding Manor, Limited, by deed from Harding Manor Apartments, a general partnership, of record in Book 5019, page 235, Register's Office for Davidson County, Tennessee.

Tract II

LAND in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91, Register's Office for Davidson County, Tennessee.

SAID Reserved Parcel "A" fronts 80.08 feet on the easterly side of Milner Drive and 39.27 feet on the curving corner at the intersection of Milner Drive and Harding Place and runs back between converging lines 146.72 feet on the northwesterly line and 109.07 on the southerly line of said premises to a point at the rear.

BEING the same property conveyed to Harding Manor, Limited by deed from Clover Construction Company, Inc., of record in Book 5612, page 323, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Lien for property taxes for 1983.

2. Restrictive covenants contained in instrument of record in Book 4000, page 531 of the Register's Office for Davidson County, Tennessee. (Tract I)

3. Setback lines and easements contained in instruments of record in Book 3842, page 35, Book 3312, page 560, and Book 3570, page 75, respectively, of said Register's Office. (Tract I)

4. Lease Agreement between Harding Manor Apartments and Home Coin Laundries, dated June 1, 1976, of record in Book 5107, page 937 of said Register's Office.

5. Restrictions filed for record in Book 3072, page 492, amended in Book 3098, page 290 and Book 3707, page 335, said Register's Office. (Tract II)

6. The Plan of record in Book 2900, page 91, said Register's Office. (Tract II)

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6004 PAGE 288

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William C. Freeman, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Individual General Partner of Harding Manor, Limited, the within named bargainor, a limited partnership, and that he as such general partner being authorized so to do, executed the foreging instrument for the purposes therein contained by signing the name of the limited partnership by himself as Individual General Partner.

WITNESS my hand and seal, this 8th day of February, 1983.

Jackie Russell
Notary Public

JACKIE RUSSELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

January 20, 1985

* *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Glenda C. McClellan, with whom I am personally acquainted, and who, upon oath, acknowledged ~~h~~herself to be the Secretary of Freeman Properties, Inc., a corporation, the Corporate General Partner of Harding Manor, Limited, the within named bargainor, a limited partnership, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~h~~herself as Secretary.

WITNESS my hand and seal, this 8th day of February, 1983.

Jackie Russell
Notary Public

JACKIE RUSSELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

January 20, 1985

IDENTIF. REFERENCE
FEB 8 4 14 PM '83
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RIS

H 3 0 2 1 6

5158 02/08 4799.50- CHECK

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

RECEIVED OF _____ BOOK 6004 PAGE 289

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	1,839,983.40		
			4764.00	CO TX
			.50	PRFEE
			15.00	WDEED
			CHECK	4779.50-
			6156A02/08/83 BSL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H30216

T
IDENTIF. REFERENCE

FEB 0 4 14 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 928357