Prepared By:

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Riverwood Apartments, Ltd. P. O. Box 15608 4400 Belmont Park Terrace No. 205 Nashville, Tennessee 37215	Same	102-18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and No/100 Dollars ($280,000.00), the receipt and sufficiency of which are hereby acknowledged, MARY CAMPBELL NAPIER GANIER and husband, ALBERT GANIER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RIVERWOOD APARTMENTS, LTD., a Tennessee limited partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described more fully on Exhibit A attached hereto and made a part hereof. Such property is unimproved property located on Cabot Drive in Nashville, Tennessee.

Conveyance is subject to an easement for flowage to the United States of America, of record in Book 2155, page 311, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do

covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for real property taxes for 1983, and "Rollback" property taxes of $5,582.37 pursuant to T.C.A. §67-654 for prior years; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4 day of May, 1983.

Mary Campbell Napier Ganier
MARY CAMPBELL NAPIER GANIER

Albert Ganier
ALBERT GANIER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, M D Brent,
a Notary Public in and for said County and State, Mary Campbell Napier Ganier, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 4th day of May, 1983.

M D Brent
Notary Public

My Commission Expires:
1-12-83

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, W D Bart, a Notary Public in and for said County and State, Albert Ganier, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of May, 19 83.

Notary Public

My Commission Expires:
1-17-83

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Sworn to and subscribed before me this 4th day of May, 1983.

Notary Public

My Commission Expires:
1-17-83

EXHIBIT A

Land in Davidson County, Tennessee, being parts of Mount Hickory Subdivision as of record in Book 332, page 68, Register's Office for said County, described according to a survey made by Roger N. Taylor, surveyor, January 20, 1983, as follows:

Beginning at a concrete monument in the northerly right-of-way of Cabot Drive, said point being the southwesterly corner of Riverbend Apartments as described in deed book 4551, page 466; thence with Cabot Drive, South 49° 54' 46" west 164.5 feet to an iron pin, the beginning of a curve to the left, thence around said curve having a radius of 5919.58 feet and a central angle of 10° 27' 51", 586.32 feet to a concrete monument; thence leaving the right-of-way of Cabot Drive, north 44° 00' 06" west 230 feet to an iron pin; thence north 17° 09' 05" west, passing a witness pin at 861 feet, a total distance of 928.2 feet to the low water line of the Cumberland River, being elevation 367.3 feet; thence with said low water line, north 52° 21' 39" east 465 feet to a point; thence leaving said Cumberland River, south 18° 01' 11" east, passing a witness pin at 67.19 feet, a total distance of 564 feet to an iron pin, the beginning of a curve to the right; thence around said curve having a radius of 500 feet and a central angle of 45° 00', 393.1 feet to an iron pin; thence south 40° 25' 14" east 148 feet to the point of beginning, containing 13.95 acres, more or less.

Grantors reserve, over the portion of the 13.95 acre tract adjacent to the Cumberland River, a 20 foot sanitary sewer easement, the center-line more closely described as follows:
Beginning at a point on the easterly boundary of this tract, a line described as south 18° 01' 11" east 564 feet, said point being 370 feet north of the southern terminus of this line; thence, leaving said line south 66° 33' west 193 feet to a point; thence south 51° 33' west 157 feet to a point; thence south 31° 30' west 154 feet to a point on the western boundary of this tract.

Being the same property conveyed to Mary C. Napier and the Commerce Union Bank as Trustee by deed from James W. Napier of record in Book 904, page 614, Register's Office for said County , with the interest of Albert Ganier, as successor Trustee to Commerce Union Bank, being quitclaimed to Mary Campbell Napier Ganier by deed of record in Book 6051 , page 880 , Register's Office for said County.

RUSH

IDENTIF. REFERENCE

MAY 5 12 22 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 4 6 1 5 4

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6051 PAGE 887

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 1 5 4

IDENTIFICATION REFERENCE

MAY 5 12 22 PM '83

REGISTER DAVIDSON COUNTY, TN

No. 946962