This Instrument Prepared By:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Primrose Properties III, Ltd., 26th Floor First American Center No. 98 Nashville, Tennessee 37238	Same	33-16-14, 15, 35, 56, 63, 64, 92, 93, 94, 95, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142

BOOK 6060 PAGE 722

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES C. BROWN, Trustee, with full power to sell, mortgage, and convey, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Primrose Properties III, Ltd., a Tennessee limited partnership, its successors and assigns, certain real estate in Davidson County, State of Tennessee, and described as follows:

Being Lots Nos. 27, 34, 35, 72, 73, 87, and 88 on the Plan of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County, Lots Nos. 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 164, 165, and 166 on the Plan of Primrose Meadows, Section II, of record in Book 4860, page 105, as amended in Book 5711, page 866, Register's Office for said County, to which plans

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reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Charles C. Brown, Trustee, by deed from Eller Bros., Inc., in Book 5187, page 781, Register's Office for said County (with regard to Lots 112-115, Section II), the same property conveyed to Charles C. Brown, Trustee, and Roy S. Jones Construction Co., Inc., in Book 5826, page 66 (with regard to Lots 19-27, Section I, and Lots 89-92, 122, 123, and 164-166, Section II), and the same property conveyed to Charles C. Brown, Trustee, and Roy S. Jones Construction Co., Inc., in Book 5942, page 289, Register's Office for said County (with regard to Lots 34, 35, 72, 87, and 88, Section I, and Lots 98-111 and 116-121, Section II), the said Roy S. Jones Construction Co., Inc., having conveyed its interest in all said lots to Charles C. Brown, Trustee, by deeds of record in Book 6054, page 116, Register's Office for said County.

All parcels of real estate described above are improved parcels of real estate, located at various addresses on Graycroft Drive, Slayton Drive, Apple Valley Road, Nelson Drive, and Nelson Court, all said streets located in Madison, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4737, page 81, and in Book 5039, pages 481 and 484, setback lines, easements, and limitations as shown on plans of record in Book 4675, page 18, Book 4860, page 105 (as amended in Book 5711, page 866), a Tennessee Valley Authority right-of-way as shown on recorded plans and any limitations placed by Tennessee Valley Authority upon said easement, and a sanitary sewer easement of record in Book 5116, page 352, all said documents of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the sale real estate, with the appurtenances, estate, title, and interest thereunto belong to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 as otherwise set forth above; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20 day of MAY, 1983.

Charles C Brown, Trustee
CHARLES C. BROWN, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Cathy Q. Rabczowski, a Notary Public in and for said County and State, Charles C. Brown, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 20th day of May, 1983.

Cathy Q. Rabczowski
Notary Public

NOTARY PUBLIC CATHY Q. RABCZOWSKI DAVIDSON COUNTY

My Commission Expires:

10-19-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6060 PAGE 725

The actual consideration or value for this transaction, whichever is greater, is $3,375,000.00.

Charles C Brown Trustee
Affiant

Sworn to and subscribed before me this

20th day of May, 1983.

Richard Warren
Notary Public

My Commission Expires:

10/19/86

H 49096

IDENTIF. REFERENCE

MAY 20 12 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6060 PAGE 726

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
		3,375,000.00 Conv.		
			8775.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 8787.50-	
			9100A05/20/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 49096

IDENTIF. REFERENCE

MAY 20 12 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950541