Prepared by:
Patti F. Trent, Atty.
5401 Kingston Pike, Suite 530
Knoxville, TN 37919

Responbible Taxpayer:
Hermitage "A" Apartments, Ltd.
P.O. Box 19803
Knoxville, TN 37939

(Warranty Deeed By Corporation) Form 120 BOOK 6064 PAGE 235 Map 135, Parcel 353

THIS INDENTURE, made this 25th day of May A. D., 19 83

between

American Apartment Management Company, Inc.

a corporation created and existing by virtue of the laws of the State of Tennessee

and doing business at Knoxville, in the County of Knox, State of Tennessee

of the first part, and

Hermitage "A" Apartments, Ltd., a Tennessee limited partnership

of Tennessee of the second part

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

TEN AND NO/100ths----------Dollars ($10.00)
and other good and valuable considerations

to it in hand paid by said part y of the second part, the receipt of which is hereby acknowledged.

~~and to secure the payment of said note, a specific lien is hereby retained on the property here conveyed,~~ has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell and convey unto the said part of the second part, the following described premises to-wit, situate in District No. Two of Davidson County, Tennessee.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY SPECIFIC REFERENCE

H50262

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to the said part Y of the second part, its heirs and assigns forever.

And the said party of the first part for itself and for its successors does hereby covenant with the said part y of the second part its heirs and assigns that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all incumbrances

and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

This deed is executed pursuant to authority given by the Board of Directors of said Company

IN WITNESS WHEREOF, The said Corporation hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its President, ~~And Attested by its~~ Secretary, the day and year first above written.

Signed, sealed and delivered in presence of

American Apartment Management Company, Inc.

By Walter F. Trent (L. S.)
Walter F. Trent Pres.

~~Attest~~ (L. S.)
~~Sec~~

(L. S.)

State of Tennessee

County of Davidson

BOOK 6064 PAGE 237

Before me the undersigned a Notary Public in and for the State and County aforesaid personally appeared Walter F. Trent, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President* of the American Apartment Management Company, Inc.† the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Davidson County, this 25th day of May 19 83

Patricia Forman Trent (Seal)

Notary Public

My commission expires 3/29/86

I do hereby swear of affirm that the actual value or true consideration of this transfer, whichever is greater, is $ 585,900.00

Walter F. Trent
AFFIANT

Patricia Forman Trent
NOTARY PUBLIC

My commission expires: 3/29/86

*President or other officer authorized to execute the instrument.

†Name of the corporation.

WARRANTY DEED
(BY CORPORATION)

—TO—

REGISTER'S OFFICE,
State of Tennessee, } ss.
County of_____

Received for record the_____day of
_____A. D. Nineteen Hundred
and _____at_____o'clock_____M.
Noted in Note Book_____Page_____and
Recorded in Book of Deeds_____
Vol._____Page_____
Witness my hand.
Fee Paid_____
_____Register

State Tax, ... $_____
County Tax, ... _____
Clerk's Fee . . . . . _____
Total, ... _____

BOOK 6064 PAGE 238

EXHIBIT "A"

Being a tract of land located in the Second Civil District on the Northeast side of Murfreesboro Road generally South of Nashboro Blvd., being in the councilmatic district of Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron pin located in the Northeast margin of Murfreesboro Road being, S 20° 29' E along Murfreesboro Road, 1054 feet from the intersection of the South radius return of Nashboro Blvd., with Murfreesboro Road, said iron pin also being, N 20° 29' W, 130.00 feet from the Northwest property corner of Walton Conn, etux as of record in Deed Book 4421, Page 898 and Book 3700, Page 9, R.O.D.C.;

Thence, leaving said Murfreesboro Road and with a radius return to the left having a radius of 25.00 feet, a curve distance of 39.27 feet to a point;

Thence, N 69° 31' 06" E, 25.00 feet to a point;

Thence, N 73° 48' 27" E, 200.56 feet to a point in the beginning of a curve to the left;

Thence, with said curve, having a radius of 239.92 feet, a curve distance of 271.39 feet to a point;

Thence, N 4° 42' 27" E, 50.00 feet to a point;

Thence, S 85° 17' 33" E, 50.00 feet to a point;

Thence, N 4° 42' 27" E, 407.29 feet to a point in the boundary line of the Mary Douglas property as of reference in Deed Book 1300, Page 580, R.O.D.C.;

Thence, along Douglas' South line, S 85° 18' E, 694.65 feet to a point;

Thence, S 86° 15' E, 288.59 feet to a point;

Thence, N 86° 46' E, 30.79 feet to a point;

Thence, S 85° 19' E, 182.42 feet to a point within a 100 foot T.V.A. powerline easement;

Thence, passing through said 100 foot easement and through a 50 foot gas line easement and continuing with Mary Douglas' boundary line, N 73° 53' E, 225.87 feet to a point;

Thence, S 8° 31' E, again passing through said 100 foot T.V.A. easement and 50 foot gas line easement, 814.02 feet to a point;

Thence, leaving said Mary Douglas' property, S 45° 18' 44" W, 193.13 feet to a point in the Northern boundary of the Section 6 of Edge-O-Lake subdivision as of Record in Plat Book 3700, Page 16;

Thence, with Edge-O-Lake subdivision N 85° 31' W, 58.04 feet to a point in the Northern boundary of Section 10 of Edge-O-Lake subdivision as of record in Plat Book 3842, Page 180, R.O.D.C.;

Thence, S 80° 47' W, 109.76 feet to a point;

Thence, N 9° 13' W, 29.54 feet to a point;

Thence, N 84° 09' W, 31.07 feet to a point at the Northeast corner of the terminus of Rychen Drive;

Thence, N 82° 27' W, crossing the Northern terminus of Rychen Drive, 58.32 feet to a point;

Thence, N 81° 02' W, 73.59 feet to a point;

Thence, N 87° 29' W, passing through the corner of said section 10 of Edge-O-Lake's subdivision and along with Walton Conn, etux North boundary line as of Record in Book 4421, Page 898, and Book 3700, Page 9, a distance of 305.78 feet to a point;

Thence, continuing with Conn's North line, N 85° 21' W, 630.53 feet to a point;

Thence, N 87° 00' W, 434.90 feet to a point;

Thence, N 84° 56' W, 138.27 feet to a point in the East margin of Murfreesboro Road being the Northwest corner of said Conn property;

Thence, leaving said Conn property and with the Murfreesboro East right of way margin, N 20° 29' W, 130.00 feet to the point of beginning subject to the following described easements:

Containing 1,388,500.6 square feet (31.88 acres more or less).

Being a portion of the same tract fo land conveyed to The American Apartment Management Company from Miss A. E. Brent as of Record in Deed Book 6021, Page 414;

Also included in the above described tract is a small reserve parcel which is shown on the Plat of Section 10 of Edge-O-Lake subdivision as of record in Plat Book 3842, Page 180, which was conveyed to the American Apartment Management Company from the African Christian Schools Foundation as of record in Deed Book 6049, Page 259, R.O.D.C.

OFFICIAL RECEIPT

Being an easement reserved for the future dedication of a public road being 130 feet wide measured along the Murfreesboro Road East right of way margin, tapering to 50 feet wide and being more particularly described as follows;

Beginning at an iron pin shown on this survey as point of beginning located in the East margin of Murfreesboro Road being, N 20° 29' W, 130 feet from the Southwest property corner of the above described tract;

Thence, leaving said Murfreesboro Road and with a radius return to the left having a radius of 25.00 feet,a curve distance of 39.27 feet to a point;

Thence, N 69° 31' 06" E, 25.00 feet to a point;

Thence, N 73° 48' 27" E, 200.56 feet to a point at the beginning of a curve to the left;

Thence, with a curve to the left having a radius of 239.92 feet and a curve distance of 271.39 feet to a point;

Thence, N 4° 42' 27" E, 50.00 feet to a point;

Thence, S 85° 17' 33" E, 50.00 feet to a point;

Thence, S 4° 42' 27" W, 50.00 feet to a point at the beginning of a curve to the right;

Thence, with a curve to the right having a radius of 289.92 feet and a curve distance of 327.95 feet to a point;

Thence, S 65° 13' 45" W, 200.56 feet to a point;

Thence, S 69° 31' 06" W, 25.00 feet to a point;

Thence, with a radius return to the left having a radius of 25 feet a curve length of 39.27 feet to a point in the East right of way margin of Murfreesboro Road;

Thence, with the East margin of Murfreesboro Road, N 20° 29' W, 130.00 feet to the point of beginning.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6064 PAGE 241

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			565900.00- CO	
			1523.34 CO TX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 1541.84-	
			0515A05/26/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 2 6 2

IDENTIF. REFERENCE

MAY 26 2 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951907