THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 6066 PAGE 541

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Natchez Village, Ltd. 1102 Kermit Drive, Suite 203 Nashville, Tennessee 37217	Walter L. Timmons, Jr. c/o The Cumberland Fund 1102 Kermit Drive, Suite 203 Nashville, Tennessee 37217	Map No. 104-12, parcel 59 Map. No. 104-11, parcel 109

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Fifty-Five Thousand and No/100 Dollars ($1,255,000.00) Edward M. Hutton and Priscilla B. Hutton, hereinafter referred to as the Grantors, have bargained and sold, and do hereby transfer and convey unto Natchez Village, Ltd., a Tennessee limited partnership, hereinafter referred to as the Grantee, and to the said Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 1 in the plan of Edward M. Hutton Subdivision of record in Book 4595, page 88, Register's Office of Davidson County, more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Fairfax Avenue 273 feet, more or less, from the westerly margin of 21st Avenue South, as widened; thence, with the margin of Fairfax Avenue, North 85° 56' 14" West a distance of 185.00 feet to an iron pin; thence, leaving said margin, North 3° 53' 00" East, a distance of 308.50 feet to an iron pin in the southerly margin of a 24 foot wide alley; thence, with said margin of said alley, South 85° 56' 14" East a distance of 185.00 feet to an iron pin; thence, leaving said margin of said alley, South 3° 53' 00" West a distance of 308.50 feet to the point of beginning.

This conveyance is intended to convey all of that property conveyed to Edward M. Hutton by deed from Natchez Corporation of record in Book 4147, page 686, said Register's Office, and to Edward M. Hutton and wife, Priscilla B. Hutton by deed from the Alameda Corporation of record in Book 4646, page 45, said Register's Office.

This is improved property, known as Natchez Village Apartments, 2112 Fairfax Avenue, Nashville, Tennessee.

Included in this conveyance are all fixtures and personalty located upon the above described property and used incidentally to the operation of Natchez Village Apartments, including, but not limited to, furniture furnishings, carpets, appliances fixtures, laundry equipment, and draperies.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantors, to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, and have a good right to convey it, and that said property is unencumbered except for the Permitted Title Exceptions set forth on Exhibit A attached hereto. Grantors further covenant and binds themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors and assigns, against the lawful claims of all persons.

Witness our hands this 31st day of May, 1983.

Edward M. Hutton

Edward M. Hutton

Priscilla B. Hutton

Priscilla B. Hutton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is One Million Two Hundred Fifty-Five and 00/100 Dollars ($1,255,000.00).

NATCHEZ VILLAGE, LTD.

BY: Walter L. Timmons
Walter L. Timmons, Jr.
General Partner

Sworn to and subscribed before me this 31st day of May, 1983.

Nancy Hart Diehl
Notary Public

My Commission Expires:
April 20, 1986

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Nancy Hart Diehl, a Notary Public in and for the County and State aforesaid, personally appeared Edward M. Hutton, 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 seal, at office in Nashville, Tennessee, this 31st day of May, 1983.

Nancy Hart Diehl
Notary Public

My Commission Expires:
April 20, 1986

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Nancy Hart Diehl, a Notary Public in and for the County and State aforesaid, personally appeared Priscilla B. Hutton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of May, 1983.

Nancy Hart Diehl
Notary Public

My Commission Expires:

April 20, 1986

OFFICIAL RECEIPT

EXHIBIT "A"

PERMITTED TITLE EXCEPTIONS

BOOK 6066 PAGE 545

1. Taxes for the year 1983, a lien but not yet due and payable.

2. Deed of Trust for the benefit of Home Beneficial Life Insurance Company of record in Book 4791, page 233, Register's Office for Davidson County, Tennessee.

3. Deed of Trust for the benefit of John Hancock Mutual Life Insurance Company of record in Book 4142, page 12, said Register's Office.

4. Matters of record on the plat of the Edward M. Hutton Subdivision of record in Book 4595, page 88, said Register's Office.

5. Rights or claims of parties in possession not shown by the public records and easements, or claims of easements, not shown by the public records.

RUSH

IDENTIF. REFERENCE

MAY 31 3 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 5. 1 0 6 5

05/31 3270.50-

1411

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6066 PAGE 546

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. 1.255.000-00

3263.00 CO TX
.50 PRFEE
15.00 WDEED
CHECK 3278.50-
1441 A05/31/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 0 6 5

IDENTIFICATION REFERENCE

MAY 31 3 59 PM '63
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952814