wwe/7/27/83

FROM: Residential Resource Group Inc., a Maryland corporation (formerly ADC Fairways Corp.)

This instrument prepared by: DEARBORN & EWING, ATTORNEYS Suite 1200, One Commerce Place Nashville, Tennessee 37239

BOOK 6108 PAGE 691

TO: David W. Talley, Trustee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
David W. Talley, Trustee	Same	05DU-17325
2517 Lebanon Road		133-16; 210
Nashville, Tennessee		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,229,129.00

Glenda C. McClellan
Affiant

Subscribed and sworn to before me, this the 2nd day of August, 1983.

Notary Public

My Comm. Expires: 7-21-85

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Residential Resource Group, Inc., a Maryland corporation (formerly ADC Fairways Corp.) hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto David W. Talley, Trustee, with full power to sell, mortgage, convey and assign without joinder of beneficiary, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the First Civil District of Davidson County, Tennessee being generally described as follows:

Lot No. 2 as shown on the Resubdivision - Section One of the Barcelona Apartments of record in Plat Book 5200, page 410, said Register's Office, and being more particularly described according to a survey prepared by Turner Engineering Co., Inc. dated July 15, 1983, Job No. 66-61, as follows:

Beginning at a concrete monument in the northerly right-of-way of Harding Place, said monument being north of and 60' from the centerline of said Harding Place, and being the southwest corner of the hereindescribed Lot 2 and the southeast corner of the resubdivision of Tanglewood Hills as recorded in Book 5200, Page 25, R.O.D.C., and proceeding as follows:

1. With the easterly line of Tanglewood Hills, North 14°-44' West a distance of 1310.24' to a concrete monument; thence,

2. Continuing with Tanglewood Hills, North 15°-48' West a distance of 180.68' to a concrete monument; thence,

3. Continuing with Tanglewood Hills, North 43°-24' West a distance of 461.92' to a concrete monument in the southerly right-of-way of an old county road; thence,

4. With said right-of-way, North 33°-43' East a distance of 25.29' to a concrete monument; thence,

5. Leaving said right-of-way and running with the westerly line of Kenilworth Estates, Section 3, as recorded in Book 2900, Pages 149 and 150 R.O.D.C., South 41°-59' East a distance of 92.21' to a concrete monument; thence,

6. Continuing with Kenilworth Estates, South 42°-46' East a distance of 379.44' to a concrete monument; thence,

7. Continuing with Kenilworth Estates, South 20°-44' East a distance of 216.53' to a concrete monument; thence,

8. Continuing with Kenilworth Estates, South 55°-01' East a distance of 149.91' to a concrete monument; thence,

9. Continuing with Kenilworth Estates, North 86°-31' East a distance of 34.40' to a concrete monument in the westerly right-of-way of Dolphin Drive;

10. Thence around a curve to the left, said curve having a radius of 235.8', a distance to 79.15' to an iron pin;

11. North 86°-31' East a distance of 76.2' to a concrete monument in the easterly right-of-way of Dolphin Drive; thence,

12. Leaving the right-of-way of Dolphin Drive and continuing with Kenilworth Estates, Section 3, South 33°-01' East a distance of 21.4' to a concrete monument; thence,

13. Continuing with Kenilworth Estates, South 35°-48' East a distance of 95.0' to a concrete monument; thence,

14. Continuing with Kenilworth Estates, South 38°-57' East a distance of 47.96' to a concrete monument; thence,

15. Leaving Kenilworth Estates, Section 3, and running with the westerly line of Lot 1 of Barcelona Apartments, South 47°-54' West a distance of 70.0' to an iron pin; thence,

16. South 51°-46' East a distance of 110.0' to an iron pin; thence,

17. South 38°-14' West a distance of 112.0' to an iron pin; thence,

18. South 51°-46' East a distance of 377.5' to an iron pin; thence,

19. South 38°-14' West a distance of 57.99' to an iron pin; thence,

20. South 47°-18' East a distance of 344.39' to an iron pin, said pin being in the northerly right-of-way of Harding Place and being the southwest corner of Lot 1, Barcelona Apartments, and being the southeast corner of the hereindescribed lot; thence,

21. South 65°-40' West a distance of 584.38' to the point of beginning.

Being the same property conveyed to Residential Resource Group, Inc. (formerly ADC Fairways Corp.) by deed from Bobjo Land Corp. of record in Book 5627, page 676, Register's Office for said County, and by deed from SWL Associates of record in Book 5866, page 871, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and the

undersigned covenants 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 as hereinafter set forth:

1. 1983 Metro taxes, which have been prorated and assumed by GRANTEE.

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2. Declaration of Mutual Reciprocal Easements dated March 25, 1982 by and between SWL Associates, a New York limited partnership and Residential Resource Group, Inc., a Maryland corporation (formerly known as ADC Fairways Corp.), of record in Book 5868, Page 422, said Register's Office.

3. The plan of record in Book 5200, Page 410, said Register's Office, shows an owner's certificate, a 30 foot minimum building set back line from Harding Place and the westerly side of said lot, a public utility and drainage easement (dimension not disclosed) containing and 8 inch sewer line running from east to west through the northerly portion of said lot, a 24 foot joint access easement running from south to north taking a westerly direction and running through the 30 foot set back line on westerly boundary bearing easterly, then southerly to the boundary line of Lot 1, a 24 foot joint access easement running across the front boundary of said lot, within the minimum building set back line from Harding Place, a roadway easement of variable widths in the southwest corner of said lot, and a note on the plat which states that each and every lot is to be served by sanitary sewers.

We do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of July, 1983.

RESIDENTIAL RESOURCE GROUP, INC., a Maryland corporation (formerly ADC Fairways Corp.)

BY: Joyce M. Bronson
Vice President

H 64706

IDENTIF. REFERENCE

AUG 3 3 08 PM '83

FELIX Z. HALL, JR., REGISTER
DAVIDSON COUNTY, TN

STATE OF Md.)
COUNTY OF Mont.)

Before me, Carol Hulett, a Notary Public in and for the County and State aforesaid, personally appeared Joyce Bronson, with whom I am personally acquainted, and who upon oath acknowledged herself to be Vice President of Residential Resource Group, Inc., a Maryland corporation (formerly ADC Fairways Corp.), the within named bargainor, a corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal, at office in Adelphi, Md Tennessee, this the 28th day of July, 1983.

NOTARY PUBLIC

My Commission Expires: July 1, 1986

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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.	3,229,129.00		

8395.66 CO TX
.50 PRFEE
9.00 WDEED
CHECK 8405.16-
6986A06/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H647706

IDENTIF. REFERENCE

AUG 3 3 08 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 968582