B0442

BOOK 6126 PAGE 665

CARRIAGE HOUSE APARTMENTS
[NOW, HERMITAGE PARK APARTMENTS]
HERMITAGE, TENNESSEE

[Address New Owners:	[Send Tax Bills to:	[Map-Parcel Nos.]
[	[	[ ]
[Hermitage Park,	[Third National Mortgage Co	[75-6-111]
[Ltd., a Tennessee	[P.O. Box 2628	[Fd. Bk.]
[limited partnership	[[redacted]	[4D-30785]
[% Terrence L. Cobb	[444 James Robertson Pkwy.	]
[1102 Kermit Drive	[	[ ]
[Nashville, TN 37217	[Nashville, Tn. 37219	[ ]
[	[	[ ]
[This instrument prepared by:		]
[WHITE & REASOR, 3305 West End Avenue, Nashville, TN 37203		]

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, James P. Gracy, Trustee and William Jernigan, Trustee, Co-Trustees for Carriage House Apartments Partnership under the terms of that certain Land Trust Agreement of record in Book 5347, Page 273 in the Register's Office for Davidson County, Tennessee, and Carriage House Apartments Partnership, a Tennessee limited partnership and the sole beneficiary under said Land Trust Agreement, (collectively "Grantors"), have bargained and sold, and by these presents do transfer and convey unto HERMITAGE PARK, LTD., a Tennessee limited partnership ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described in Exhibit "A," which is attached hereto and incorporated herein by reference ("Property").

Included in this conveyance are all fixtures and all personalty owned by Grantors, located upon the Property, and used incidentally to the operation of the Carriage House Apartments.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 705,000.00

Walter L. Crossman
AFFIANT

Subscribed and sworn to before me this 31 day of August, 1983

NOTARY PUBLIC

My Commission Expires: 7-21-85

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties, and assumed by Grantees;

2. Deed of Trust executed by C. E. Hooper, Trustee, to James B. Turner, Trustee of record in Book 4302, Page 36, said Register's Office, Financing Statement of record in Book 4302, Page 41, said Register's Office, and Assignment of Rents of record in Book 4302, Page 34, said Register's Office, all such instruments having been assigned to Kansas City Life Insurance Company in Kansas City, Missouri, by instruments of record in Book 4302, Page 351 and Book 4302, Page 639, said Register's Office, and Kansas City Life Insurance Company, Kansas City, Missouri having filed a Financing Statement of record in Book 4302, Page 640, said Register's Office, and continuation of record in Book 5380, Page 483, said Register's Office;

3. Vendor's Lien retained in Deed from Bernard W. Barkley and wife, and Vernard R. Barkley and wife to James Alvin Crossman and wife, of record in Book 5336, Page 328, said Register's Office;

4. Deed of Trust executed by James. P. Gracy, Trustee, and William Jernigan, Trustee, to J. M. Grissim, Trustee, of record in Book 5336, Page 335, said Register's Office;

5. Restrictions of Record in Book 3460, Page 583, as amended by instrument of record in Book 4200, Page 227, said Register's Office.

This is improved Property, known as Carriage House Apartments, 4600 Hermitage Road, Nashville, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves and their respective successors, general partners, and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Carriage House Apartments Partnership, after receiving the required consent of its limited and general partners, has authorized and directed its sole general partners, James P. Gracy and William Jernigan, to execute this instrument on behalf of the partnership for the purpose of conveying all of its interest as the sole beneficiary under the Land Trust Agreement described above and any interests which it may claim in the Property. The warranties contained in this instrument shall apply equally to the conveyance by the partnership of its beneficial interest under the Land Trust Agreement, as well as its interest, if any, in the Property.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of August, 1983.

CARRIAGE HOUSE APARTMENTS PARTNERSHIP

By: James P. Gracy
JAMES P. GRACY,
GENERAL PARTNER

William Jernigan
WILLIAM JERNIGAN,
GENERAL PARTNER

GRANTORS:

James P. Gracy
JAMES P. GRACY, TRUSTEE

William Jernigan
WILLIAM JERNIGAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, DAVID B. HERBERT, a Notary Public of the State and County aforesaid, personally appeared James P. Gracy, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be General Partner of Carriage House Apartments, Ltd., the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 31st day of August, 1983.

David B. Herbert
NOTARY PUBLIC

Commission expires 7-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, DAVID B. HERBERT, a Notary Public of the State and County aforesaid, personally appeared William Jernigan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be General Partner of Carriage House Apartments, Partnership, the within named bargainor, a partnership, and tha he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 31st day of August, 1983.

David B. Herbert
NOTARY PUBLIC

Commission expires 7-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, David B. Herbert, a Notary Public in and for said County and State, JAMES P. GRACY, the within named bargainor, he, 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 31st day of August, 1983.

Notary Public

Commission Expires 7-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, David B. Herbert, a Notary Public in and for said County and State, WILLIAM JERNIGAN, the within named bargainor, he, 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 31st day of August, 1983.

Notary Public

Commission expires 7-21-85

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land located in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as shown on a survey dated July 26, 1983, and revised August 18, 1983, prepared by Barry Greer and Associates, as follows:

Beginning at an iron pin set in the Easterly R.O.W. of Hermitage Road, said pin being the Southwesterly corner of the Ladies Hermitage Association property and being the Northwest corner of the herein described tract, and proceeding as follows:

Leaving Hermitage Road, and with the Southern boundary of said Ladies Hermitage Association, South 85 degrees, 40 minutes, 46 seconds East, a distance of 579.63' to an iron pin set at the Northeast corner of Lot 17 as shown on the plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, R.O.D.C., Tennessee;

Thence, with the boundary of said Hermitage Estates, Section 5, South 66 degrees, 11 minutes, 56 seconds West, a distance of 127.03' to a concrete monument;

Thence, South 18 degrees, 37 minutes, 08 seconds West, a distance of 130.04' to an iron pin;

Thence, South 23 degrees 05 minutes, 23 seconds East, a distance of 125.48' to an iron pin;

Thence, South 50 degrees, 01 minutes, 04 seconds East, a distance of 85.29' to an iron pin;

Thence, South 39 degrees, 55 minutes, 41 seconds West, a distance of 331.33' to an iron pin set at the Northeast corner of Lot 270 as shown of the plan of Hermitage Estates, Section 2, as of record in Book 3700, Page 23, R.O.D.C., Tennessee;

Thence leaving the line of said Hermitage Estates, Section 5, and with the line of said Hermitage Estates, Section 2, South 76 degrees, 43 minutes, 34 seconds West, a distance of 80.99' to a concrete monument;

Thence, leaving the line of said Hermitage Estates, Section 2, and with the Northerly line of the Ora B. Patton property, North 70 degrees, 30 minutes, 15 seconds West, a distance of 282.65' to an iron pin set in said Easterly R.O.W. of Hermitage Road;

Thence, with said R.O.W., North 02 degrees, 20 minutes, 14 seconds East, a distance of 567.21' to the beginning and containing 6.49 acres, more or less, according to a survey by Barry Greer and Associates, dated July 26, 1983, and revised August 18, 1983.

Being the same property conveyed to James P. Gracy, Trustee, and William Jernigan, Trustee, by deed from James Alvin Crossman and wife, Mary Bell Crossman of record in Book 5336, Page 332, Register's Office for Davidson County, Tennessee. The property is intended to include, without limitation, all of the property conveyed by said deed and described in said deed as follows:

3943 .... 08/31 1854.50- 'CHECK'

LAND in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Don Shanklin, May 1967, as follows:

Beginning at a point in the center of Hermitage Road, said point being further described as being on the common property line between the State of Tennessee Property and Hermitage Estates, Section II, if extended to Hermitage Road; thence, with the center line of Hermitage Road, South 2°35' West a distance of 559.5 feet to a point; thence, South 71°10' East a distance of 314.5 feet to a point in the rear of Lot No. 270 of Hermitage Estates, Section II, thence, with the rear of line of Lot No. 270, North 76°40' East a distance of 81.18 feet to the corner of said lot; thence, with the westerly margin of proposed Hermitage Estates, Section V, the following bearings and distances; North 40°05' East a distance of 320 feet, more or less; thence, North 44°25' West a distance of 75 feet, more or less; thence North 22°25' West a distance of 120 feet, more or less; thence North 18°05' East a distance of 120 feet, more or less; thence North 57°35' East a distance of 120 feet, more or less; to a point in the common property line between the State of Tennessee Property and Hermitage Estates, Section V; thence, with said common property line North 85°35' West a distance of 610 feet, more or less, to the point of beginning.

H 7.0 6 4.3

IDENTIF. REFERENCE

AUG 31 2 52 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6126 PAGE 672

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
			705000.00- CO	
			1833.00 CO TX	
			.50 PRFEE	
			21.00 WDEED	
			CHECK 1854.50-	
			3943A08/31/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7:06 4:3

IDENTIF. REFERENCE

AUG 31 2 52 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 975346