OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

BOOK 6153 PAGE 697

SPECIAL WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
THE ROTHWOOD INVESTMENT GROUP, LTD., a Tennessee Limited Partnership 608 Gallatin Road, North Madison, Tennessee 37115	SAME	Map 52-6 Parcel 106

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ROTHWOOD GROUP, a Tennessee Limited Partnership, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto THE ROTHWOOD INVESTMENT GROUP, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being part of Lots Nos. 25, 26, 27, 28, 31, 32, 33 and 34, on the Plan of H. B. Chadwell Tract, as of record in Book 421, page 61, Register's office of Davidson County, Tennessee, and more particularly described according to a survey dated April 10, 1969, revised May 26, 1969, by Parrish Engineers, Inc., as follows:

BEGINNING at an iron stake at the intersection of the center line of Geisen Drive (unimproved) and the center line of Rothwood Avenue, as relocated by the Metropolitan Highway Department; thence with the revised center line of Rothwood Avenue, (unimproved), South 79° 16 minutes East 51.47 feet to the beginning of a curve; thence with said curve to the left, (Radius 1006.64') 116.83 feet; thence South 85° 55 minutes East 16.37 feet to the beginning of a curve to the right; thence with said curve (Radius 1226.23') 149.85 feet to an iron stake at the northwest corner of Roy F. Druskey property; thence with Druskey's westerly line South 9° 31 minutes West 259.66 feet; thence South 80° 43 minutes East 140.00 feet to South, North Borrow's Northwest corner; thence with the westerly line of Borrow, Chance and Wright, South 9° 13 minutes West 330.00 feet; thence North 82° 16 minutes West 101.50 feet; thence South 9° 16 minutes West 225.00 feet; thence South 75° 40 minutes West 257.00 feet to the center line of a Creek; thence with the center line of said creek, South 50° 41 minutes West 202.40 feet to an iron stake in the center line of Geisen Drive, North 9° 06 minutes East 1063.75 feet to the point of beginning and containing 8.30 acres.

BEING the same property conveyed to The Rothwood Group, a Tennessee Limited Partnership, by deed from John Hancock Mutual Life Insurance Company, of record in Book 5261, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following encumbrances:

1. Deed of trust executed by The Rothwood Group, a Tennessee Limited Partnership, to William E. Leary, Trustee, of record in Book 5268, page 1, said Register's Office, to

10/07 7809.50- CHECK

3696

secure to John Hancock Mutual Life Insurance Company the payment of one note dated March 31, 1978, in the original principal amount of $975,000.00, payable in monthly installments as therein set forth, with the balance being due April 1, 1993.

2. Assignment of Leases from The Rothwood Group to John Hancock Mutual Life Insurance Company, of record in Book 5268, page 8, Register's Office for Davidson County, Tennessee.

3. 1983 taxes constitute a lien, although the same are not due and payable.

4. Agreement dedicating an easement for sanitary sewers and/or storm drainage, of record in Book 4337, page 835, said Register's Office.

5. Easement for flow of creek.

6. That portion of the premises embraced within the rights-of-way of Rothwood Avenue and Geisen Drive, including that property conveyed to the Metropolitan Government of Nashville, Davidson County, of record in Book 4346, page 462, said Register's Office.

7. Lease Agreement by and between Rothwood Apartments, Lessor, and Coin Laundries, Inc., for laundry equipment, dated February 6, 1976, for a period of five years with a five year option, of record in Book 5245, page 649, said Register's Office.

This is improved property, known as: Rothwood Apartments, Madison, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against every person whomever, claiming or to claim under the same, or any part thereof, by, from or under GRANTOR, but not otherwise.

WITNESS our hands this 30th day of SEPTEMBER, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE ROTHWOOD GROUP,
A Tennessee Limited Partnership

BY: ROTHWOOD ASSOCIATES,
The General Partner,
a partnership comprised of:

BY: Homer E. Chance
Homer E. Chance, Partner

BY: Randy E. Chance
Randy E. Chance, Partner

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6153 PAGE 699

The actual consideration or value, whichever is greater, for this transfer is $ 3,000,000.00.

Homer E. Chance
AFFIANT

Subscribed and sworn to before me, this 30th day of SEPTEMBER, 1983.

Ronald B. Buck
NOTARY PUBLIC

My Commission Expires: 10-29-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HOMER E. CHANCE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of ROTHWOOD ASSOCIATES, the General Partner of THE ROTHWOOD GROUP, a Tennessee Limited Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this 30th day of SEPTEMBER, 1983.

Ronald B. Buck
NOTARY PUBLIC

My Commission Expires: 10-29-86

RUSH

FELIX E. DAVIS
DAVIDSON COUNTY, TENN.
OCT 7 2 29 PM '83

IDENTIF. REFERENCE

H 78954

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDY E. CHANCE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of ROTHWOOD ASSOCIATES, the General Partner of THE ROTHWOOD GROUP, a Tennessee Limited Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this 30 day of SEPTEMBER, 1983.

Ronald B. Buck
NOTARY PUBLIC

My Commission Expires: 10-29-86

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

RECEIVED OF _____

FOR _____

BOOK 6153 PAGE 700

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	3,000,000.00		

7800.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 7809.50-
3696A10/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7-8954

IDENTIF. REFERENCE

OCT 7 2 29 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 984785