OFFICIAL RECEIPT

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
AFPC Equity Investors Land Fund 83-1, Ltd. c/o W. Gerald Ezell, General Partner 19th Floor, First American Center Nashville, TN 37238	Same as owner	75-0 35 Field Book: 4D 650
This instrument prepared by: Boult, Cummings, Conners & Berry(JEM) 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Harry D. Dodson and Marcelle S. Dodson Estes ("Grantors") have bargained and sold, and hereby transfer and convey to AFPC Equity Investors Land Fund 83-1, Ltd., a Tennessee limited partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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 Grantee.

2. A 50 foot permanent easement and right-of-way granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, by Harry D. Dodson and Marcelle S. Dodson, of record in Book 3948, page 777, said Register's Office.

3. A 10 foot easement for right-of-way for highway purposes granted to Davidson County by Harry D. Dodson and Marcelle Estes, of record in Book 4987, page 167, said Register's Office.

4. An easement for right-of-way for highway purposes granted to the State of Tennessee for the use and benefit of the Department of Transportation by Harry D. Dodson and Marcelle S. Dodson Estes, of record in Book 5025, page 575, said Register's Office.

5. An easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, by Harry D. Dodson, et ux, Elizabeth K. Dodson, and Marcelle Dodson Estes et vir, Ralph Estes, of record in Book 5647, page 515, said Register's Office.

6. Cemetary located adjacent to the easterly boundary.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. This conveyance includes all of Grantors' right, title and interest in and to land within Old Hickory Boulevard and/or Juarez Road adjacent to the Property, including, but not limited to, any such land subject to the highway easements of record in Book 5125, page 598, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons.

Executed this 17th day of October, 1983.

Harry D Dodson
Harry D. Dodson

Marcelle S. Dodson Estes
Marcelle S. Dodson Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $649,800.00.

Affiant

Subscribed and sworn to before me this 26th day of October, 1983.

Notary Public
My commission Expires: 12/22/85

NOTARY PUBLIC DAVIDSON COUNTY NHCC STATE

This is unimproved property.

OFFICIAL RECEIPT

BOOK 6164 PAGE 297

STATE OF Washington

COUNTY OF DC

Personally appeared before me, Shirley M Logo a Notary Public in and for said County and State, the within named Harry D. Dodson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 2425 Virginia Ave, N.W. Wash DC, this 17th day of October, 1983.

Shirley M Logo
Notary Public

My Commission Expires: My Commission Expires May 31, 1987

STATE OF Florida

COUNTY OF Escambia

Personally appeared before me, Laura N. Holton, a Notary Public in and for said County and State, the within named Marcelle S. Dodson Estes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Pensacola, Florida, this 24th day of October, 1983.

Laura N Holton
Notary Public

My Commission Expires: 9/1/87

H826122

IDENTIF. REFERENCE

OCT 27 9 48 AM '83

FELIX Z. WILSON C.T. REGISTER
DAVIDSON COUNTY, TN

RUSH

EXHIBIT "A"

Being a tract of land in Hermitage, the Second Civil District, Davidson County, Tennessee, located on the northerly margin of Juarez Road (formerly old Lebanon Dirt Road) between Old Hickory Boulevard and the Seaboard Systems Railroad and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of the Seaboard Systems Railroad and the northerly margin of Juarez Road;

Thence, with the easterly margin of said railroad being 37 feet distant from the centerline N 15° 40' E, 1255.00 feet to the southerly boundary of the property to Sara D. and Morgan Eliza Stanford;

Thence, leaving said Railroad and with said southerly boundary and remnants of a fence S 86° 40' E, 150.89 feet to the westerly margin of Old Hickory Boulevard;

Thence, with said margin with a curve to the left in a southeasterly direction 766.61 feet to a highway monument, said curve having a radius of 1994.86 feet, a central angle of 22° 01' 06", a tangent distance of 388.09 feet and a chord of S 34° 07' E, 761.90 feet;

Thence, S 45° 07' E, 549.34 feet to a highway monument;

Thence, continuing with said margin with a curve to the right in a southeasterly direction 207.81 feet to the northerly margin of Juarez Road, said curve having a radius of 1809.86 feet, a central angle of 06° 34' 44", a tangent distance of 104.02 feet and a chord of S 41° 50' E, 207.70 feet;

Thence, with said margin of Juarez Road with a curve to the right in a southwesterly direction 217.84 feet to a point, said curve haing a radius of 415.74 feet, a central angle of 30° 01' 17", a tangent distance of 111.48 feet and a chord of S 74° 14' W, 215.35 feet;

Thence, S 88° 08' W, 227.28 feet;

Thence, continuing with said margin with a curve to the right 206.06 feet, said curve having a radius of 2266.83 feet, a central angle of 05° 12' 29", a tangent distance of 103.10 feet and a chord of N 89° 16' W, 205.99 feet;

Thence, N 86° 40' W, 45.77 feet to a highway monument;

Thence, at right angles with an offset in said margin S 03° 20' W, 10.00 feet;

Thence, continuing with said margin N 86° 40' W, 759.12 feet to the point of beginning.

Containing 943,326 square feet or 21.66 acres, more or less.

Being the same property vested in Harry D. Dodson and Marcelle S. Dodson Estes as devised through the Will of Mrs. Mayhew Dodson, deceased, of record in Will Book 69, page 312, Probate Court of Davidson County, Tennessee, and the Will of Dr. Mayhew W. Dodson, deceased, as of record in Will Book 78, page 253, Probate Court of Davidson County, Tennessee, respectively.

10/27 1701.98- CHECK

9119

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

BOOK 6164 PAGE 299

RECEIVED OF _____

FOR _____

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
			649800.00- CAMT.	
			1689.48 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	1701.98-
8119A	10/27/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 2 6 1 2

IDENTIF. REFERENCE

OCT 27 9 48 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 989084