FORM NO. WD-1

BOOK 6195 PAGE 304

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,378.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES: July 23, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOUSTON T. EZELL (NAME)	New Owner (NAME)	MAP 135
9000 E. Church St, Suite 208 Brentwood, Tn. 37027 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 163
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D. 45868

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CENTURY III APARTMENTS, A Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOUSTON T. EZELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the Second Civil District of Davidson County, Tennessee, being on the north side of Smith Springs Road and being a 44.45 acre tract according to a survey by Southern Land and Associates, Inc., dated July 7, 1978 and more fully described as follows:

Beginning in the southeast corner of the land herein described and said corner being the southwest corner of property conveyed to Charles C. Brewer and wife, Evelyn M. Brewer by deed from Robert H. Rollins, Sr. and wife, Elese Rollins as of record in Deed Book 5701, Page 28, Register's Office for Davidson County, Tennessee; thence S 79° 09' 15" W 380.0 feet to an iron pin; thence continuing with the northerly margin of Smith Springs Road S 79° 00' 00"W 310.0 feet to an iron pin; thence S 86° 47' 50" W 95.39 feet to an iron pin; thence continuing also in the northerly margin of Smith Springs Road N 85° 09' 22" W 418.00 feet to an iron pin; thence N 4° 20' 32" E 1591.94 feet to an iron pin; thence S 79° 53' 10" E 488.61 feet to an iron pin; thence S 87° 38' 18" E 96.65 feet to an iron pin; thence N 6° 48' 21" E 401.69 feet to an iron pin; thence S 84° 15' 14" E 553.98 feet to an iron pin which is also a 48 inch sweetgum; thence S 4° 04' 31" W 1697.71 feet to the point of beginning.

Being the same property conveyed to Century III Apartments, a Tennessee Limited Partnership by deed from Bettie Tavakoli, Trustee of record in Book 5723, Page 518, Register's Office for Davidson County, Tennessee.

The Grantors give a sewer easement to the Grantees across the 15 acres of land called the Rollins property, title to which is retained by the Grantors. The Grantors also allow the right of ingress and egress and a work easement for constructing and maintaining the sewer line and will sign the usual Metro Water and Sewer Easement form when requested. The purchasers assume and agree to pay the approximate $114,731.50 due to Liberty Bank. The Grantees, their heirs and assigns have first refusal to joint venture or purchase the adjoining 15 acres at terms and conditions agreeable to all parties.
This instrument is made subject to all applicable local government planning, building and zoning regulations.

This is unimproved (XX) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 its hand this 1st day of December, 1983

CENTURY III APARTMENTS

Charles C. Brewer
CHARLES C. BREWER, GENERAL PARTNER

W. D. Brewer
W. D. BREWER, GENERAL PARTNER

William A. Pinckley
WILLIAM PINCKLEY, GENERAL PARTNER

STATE OF TENNESSEE
Davidson County

BOOK 6195 PAGE 305

Personally appeared before me, Jm _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM CENTURY III APARTMENTS

TO HOUSTON T. EZELL

IDENTIF. REFERENCE

DEC 16 8 16 AM '83

REGISTER'S OFFICE DAVIDSON COUNTY TN

RUSH

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

H 92375

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHARLES C. BREWER, W. D. BREWER, and WILLIAM PINCKLEY, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be General Partners of Century III Apartments, a Tennessee Limited Partnership, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 5th day of December, 1983.

Jm D. Coleman
NOTARY PUBLIC

My commission expires: July 23, 1984

NOTARY PUBLIC STATE OF TEXAS AT LARGE

12/16

9934

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

RECEIVED OF _____

FOR BOOK 6195 PAGE 306

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
			127378.62- CAMT.	
			331.24 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 337.74-	
			9934A12/16/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H92375

IDENTIFICATION REFERENCE

DEC 16 8 16 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 527