THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

WARRANTY DEED

BOOK 6205 PAGE 711

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Oakwood, Limited a Tennessee limited partnership c/o Century III Property, 51 Lindsley Avenue, Nashville, Tennessee 37210	Same	61-7-150

FOR AND IN CONSIDERATION of the sum of One Hundred and Five Thousand Dollars ($105,000.00) Century III Property, a Tennessee general partnership composed of S. Dan Anderson and Robert R. Mallory (hereinafter referred to as the "Grantor"), has bargained and sold, and do hereby transfer and convey unto Oakwood, Limited, a Tennessee limited partnership, (hereinafter referred to as the "Grantee"), and to the said Grantee's successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lots 2, 3 and 4 of Block "C", on the Plan of Broadmoor, as of record in Book 547, pages 151 and 152, fronting 150 feet on the northerly side of Maplewood Avenue and extending back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Grantor by deed of record in Book 5949, Page 621 said Register's Office.
>
> This conveyance is subject to Vendor's Lien of record in Book 5949, Page 621 said Register's Office.

This is improved property, known as 815-817 Maplewood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for Deeds of Trust of record in Book 4859, page 661; Book 5628, Page 89 and Book 5628, Page 60, Register's Office, Davidson County, Tennessee. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors heirs and assigns, against the lawful claims of all persons.

3218 12/30 279.50- CHECK

Witness our hands this 30th day of December, 1983.

Century III Property, a Tennessee general partnership

By: S Dan Anderson
S. Dan Anderson, General Partner

By: Robert R. Mallory
Robert R. Mallory, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Rita McQueen, a Notary Public in and for the County and State aforesaid, personally appeared S. Dan Anderson and Robert R. Mallory, the general partners of Century III Property, a Tennessee general partnership, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of Century III Property for the purposes therein contained.

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

Rita McQueen
Notary Public

My Commission Expires:
[illegible] 21, 1985

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $105,000.00.

Robert R. Mallory
Affiant

Subscribed and sworn to before me, this the 30 day of December, 1983.

Rita McQueen
Notary Public

My Commission Expires:
[illegible]

H 9 4 9 7 4

IDENTIF. REFERENCE

DEC 30 3 24 PM '83

REGISTER'S OFFICE DAVIDSON COUNTY, TN

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

BOOK 6205 PAGE 713

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

105000.00- CAMT.
273.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 279.50-
3218A12/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H94974

IDENTIF. REFERENCE

DEC 30 3 24 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 3728