File

FROM: Tulip Grove Apartments, a Tennessee Limited Partnership

TO: Hermitage Partners, Ltd., a Tennessee Limited Partnership

THIS INSTRUMENT PREPARED BY:

Susan A. Hoffstein, Esq.
Colton and Boykin
1133 Fifteenth Street, N.W.
Washington, D.C. 20005

Address New Owner as follows:
Hermitage Partners, Ltd.
c/o James L. Dewar, Jr.
Park Avenue Building
Valdosta, Georgia 31602

Send Tax Bills To:
Same

Map/Parcel No.:
4D 07580
Map 75-4;
Parcel 171

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The actual consideration or value, whichever is greater, for this transfer is $3,565,000.00.

Sam D Hodges
Affiant

SUBSCRIBED and SWORN to before me this the 28th day of 1984.

NOTARY PUBLIC
My Commission Expires: 1-18-87

(SEAL)

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T. IDENTIF. REFERENCE

FEB 28 11 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Tulip Grove Apartments, a Tennessee limited partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Hermitage Partners, Ltd., a Tennessee limited partnership, hereinafter called the GRANTEE, its heirs, successors 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 Metropolitan Nashville-Davidson County, Tennessee, and being Lot No. 1 on the Plan entitled Tulip Grove Apartments, as of record in Book 4300, page 137, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated December 29, 1983, up-dated February 22, 1984, as follows:

BEGINNING at an iron pin set on the present southerly right-of-way line of Lebanon Pike, U.S. 70 at the common northwesterly corner of Lot 1 Tulip Grove Apartments (the herein described tract) and the northeasterly corner of Lot No. 2 John Apostolou property as of record in Book 5210, page 55, R.O.D.C., Tn. Said iron pin also being northeasterly a distance of 449.80 feet from an offset in the southerly right-of-way line of Lebanon Pike at the easterly right-of-way line of Andrew Jackson Parkway as measured along the present southerly right-of-way line of Lebanon Pike; thence, with the present southerly right-of-way line of Lebanon Pike N 87 degrees 52' 27" E 79.06 feet to an iron pin set at the beginning of a curve; thence, continuing with the present southerly right-of-way line of Lebanon Pike with a curve to the right (Radius 17,155.00') northeasterly a distance of 944.97 feet to an iron pin set at the northwesterly corner of South Central Bell Telephone Company property as of record in Book 5886, page 200, R.O.D.C., Tn. and also being the northeasterly

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corner of the herein described Lot No. 1 and having a chord bearing and distance of N 89 degrees 22' 49" E 944.85 feet; thence, with the common line of the herein described Lot and South Central Bell S 1 degree 39' 30" W 613.32 feet to an existing concrete monument, the southeasterly corner of the herein described Lot No. 1 and also being a corner of Section 7 Tulip Grove Subdivision as of record in Book 4300, page 186, R.O.D.C., Tn.; thence, with the southerly line of herein described Lot No. 1, N 88 degrees 15' 24" W, passing an existing iron pin where the south line of Lot 1 intersects the north right-of-way line of Trenton Drive at 112.5 feet, and continuing with the north right-of-way line of Trenton Drive a total of 1023.28 feet to an existing iron pin at the southeasterly corner of Lot No. 3, Section Two, John Apostolou Property, as of record in Book 5210, page 78, R.O.D.C., Tn. and also being the southwesterly corner of herein described Lot No. 1; thence with the common line between John Apostolou property and herein described Lot No. 1 N 1 degree 41' 13" E 569.03 feet to the point of beginning.

BEING the same property conveyed to Tulip Grove Apartments, a limited partnership composed of James M. Fischer Jr., and Robert D. Short, Jr., as both general and limited partners, by deed from Tulip Grove Apartments, a partnership of record in Book 4562, page 729, Register's Office for Davidson County, Tennessee. Certificate of Limited Partnership of TULIP GROVE APARTMENTS, recorded in Book 4561, page 102, as amended in Book 4563, page 350; Book 4751, page 55; and Book 5689, page 214, Register's Office for Davidson County, 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, its heirs, successors and assigns, subject to certain encumbrances as follows:

1. Easements for trunk sewer line and water line of record in Book 4106, page 812, Register's Office for Davidson County, Tennessee, and a 25 foot public utility easement as shown on the survey above mentioned and the plan of record in Book 4300, page 137, Register's Office for Davidson County, Tennessee.

2. Deed of Trust executed by Tulip Grove Apartments, a partnership comprised of James M. Fischer, Jr., and Robert D. Short, Jr., to Albert Wm. Johnson, Trustee, dated November 23, 1971, of record in Book 4555, page 659, Register's Office for Davidson County, Tennessee, as amended by Modification Agreement filed in Book 4571, page 509, further amended by Amendment to Deed of Trust and Consolidation and Modification Agreement filed in Book 4821, page 90, and further amended by Modification Agreement filed in Book 5403, page 294, assigned to Metropolitan Savings Bank by Assignment dated March 23, 1976, of record in Book 5403, page 298, Register's Office for Davidson County, Tennessee.

3. UCC Financing Statement filed of record in Book 5403, page 300, Register's Office for Davidson County, Tennessee.

AND GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove set forth.

AND GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

IN WITNESS WHEREOF, Tulip Grove Apartments has caused this instrument to be executed by the sole general partner of The National Housing Partnership, its sole general partner, this 24th day of February, 1984.

[SIGNATURE AND ATTESTATION APPEAR ON THE FOLLOWING PAGE]

TULIP GROVE APARTMENTS, a Tennessee limited partnership

BY: THE NATIONAL HOUSING PARTNERSHIP
general and limited partner

BY: NATIONAL CORPORATION FOR HOUSING PARTNERSHIPS, its sole general partner

By: William D. Comings
Name: William D. Comings
Its : Executive Vice President

~~STATE OF~~ _____ :
DISTRICT OF COLUMBIA :
~~COUNTY OF~~ _____ :

BEFORE ME, Sonja J. Herrod, a Notary Public in and for the ~~County and State~~ aforesaid, personally appeared William D. Comings, Jr., with whom I am personally acquainted and who upon oath acknowledged himself to be the Executive Vice Pres. of the National Corporation for Housing Partnerships, the sole general parter of The National Housing Partnership, the sole general partner of Tulip Grove Apartments, the within named bargainor, a Tennessee limited partnership, and that as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____ as sole general partner of National Housing Partnership, as sole general partner of Tulip Grove Apartments.

WITNESS my hand and seal, at office in Washington, D.C., this 24th day of February, 1984.

(SEAL)

Sonja J. Herrod
Notary Public

MY COMMISSION EXPIRES: 7/19/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 Amt 3,565,000.00		
			9269.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 9278.50-	
		6073A02/28/84	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 28 11 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16194