This Instrument Prepared By:

INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

BOOK 6245 PAGE 155

New Owner:	Send Tax Bill:	Map-Parcel No.:
Two Rivers Duplexes, a Joint Venture c/o Frank F. Ghertner Ghertner & Co. 413 Seventh Avenue South Nashville, Tennessee	Same	73-7 122 126 130 123 127 131 124 128 125 129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cabin Hill Associates, a Tennessee general partnership (the "GRANTOR"), has bargained and sold and by these presents does hereby transfer and convey unto Two Rivers Duplexes, a joint venture (the "GRANTEE"), its successors and assigns, ten (10) tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land lying in the Second Civil District of Davidson County, Tennessee, known as lots No. 44, 45, 46, 47, 48, 49, 50, 51, 52 & 53 of Cabin Hill Subdivision, Section 3, as described according to a survey made by Anderson-Delk & Associates, dated September 2, 1983, of record in Book 5200, Page 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the GRANTOR by Deed of record in Book 5947, Page 392, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6106, Page 794, said Register's Office.

This conveyance is made subject to sewer easements of record in Book 6181, Page 107, and in Book 6209, Page 475, said Register's Office, and to easements, setback lines, etc., as shown on the plan of record in Plat Book 5200, Page 713, said Register's Office; and any other easements of public record; and to taxes for 1983 and subsequent years.

03/28/83 10:50 CHECK
3520

TO HAVE AND TO HOLD the said tracts or parcels of land, and any improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And the GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set forth. And it does further covenant and bind its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Deed has been executed by and on behalf of the GRANTOR this 6th day of March, 1984.

CABIN HILL ASSOCIATES, a
Tennessee General Partnership

By: Calvin L. Tate Partner
Calvin L. Tate, Partner

By: H.G. Hemmerly
Harry G. Hemmerly, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susan Rosso, of the state and county aforesaid, personally appeared Calvin L. Tate and Harry G. Hemmerly, partners in Cabin Hill Associates, a Tennessee general partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Cabin Hill Associates, a Tennessee general partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal this 6th day of March, 1984.

Susan Rosso
Notary Public

My commission expires 10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6245 PAGE 157

The actual consideration or value, whichever is greater, for this transfer is $135,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Calvin L. Tate
Affiant Partner

Sworn to and subscribed before me this the 6th day of March, 1984.

Susan Ross
Notary Public

My commission expires 10-19-86.



I 0 7 4 7 6

IDENTIF. REFERENCE

MAR 8 11 03 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENVL

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6245 PAGE 158

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
			135000.00- CONT.	
			351.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	360.50-
			B520A03/08/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 4 7 6

IDENTIF. T REFERENCE

MAR 8 11 03 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18569