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BOOK 6281 PAGE 663

IDENTIF. REFERENCE

BRINKHAVEN APARTMENTS
MADISON, TENNESSEE

APR 30 5 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BBSJR:dd
3-23-84 Revising 3-9-84

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
BRINKHAVEN, LTD. 2120 Crestmoor Road Suite 31 Nashville, TN 37215	Metropolitan Federal Fourth Ave N. Nashville, TN 37219	Map 51-8 Parcel 98 FB# 11D-69550

This instrument prepared by:
WHITE & REASOR, 3305 West End Avenue, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TENNESSEE TRUST COMPANY, TRUSTEE, a Tennessee corporation, with full power to own, encumber, mortgage, lease, transfer and convey without the joinder of any beneficiary ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto BRINKHAVEN, LTD., a Tennessee limited partnership ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit "A," which is 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. Metropolitan Nashville and Davidson County real estate taxes for the current year which have been prorated between the parties, and assumed by Grantee;

2. Deed of Trust in favor of Home Federal Savings and Loan Association, of record in Book 4551, page 472, in the Regis-

04/30 7312.33- CHECK

2565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of February, 1984.

NOTARY PUBLIC

My Commission Expires: 7/21/87

ter's Office for Davidson County, Tennessee, and by instrument of correction of record in Book 4647, Page 610, said Register's Office, to secure a Note in the original principal amount of One Million Fifty Thousand and No/100 ($1,050,000.00) Dollars, dated November 5, 1971.

3. Deed of Trust in favor of Home Federal Savings and Loan Association, of record in Book 5250, Page 1, said Register's Office, to secure a Note in the original principal amount of Two Hundred Eighty Thousand and No/100 ($280,000.00) Dollars, dated February 3, 1978;

4. Deed of Trust in favor of Brinkhaven Corporation, of record in Book 5607, Page 745, Register's Office for said County, to secure a Note in the original principal amount of One Hundred Thirty-Two Thousand and No/100 ($132,000.00) Dollars, dated May 30, 1980; and

5. Survey of Hal R. Swann, Jr., dated September 8, 1965, revised May 7, 1980, shows a sewer line crossing the easterly part of said Property.

This is improved Property, known as Brinkhaven Apartments, 135 Brinkhven Avenue, Madison, 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, Grantee's successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 1st day of April, 1984.

GRANTOR

TENNESSEE TRUST COMPANY,
TRUSTEE, a Tennessee
Corporation

BY: Arthur Jones, Jr. V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barrett B. Sutton, Jr., a Notary Public of the State and County aforesaid, personally appeared Arthur Jones, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of the TENNESSEE TRUST COMPANY, TRUSTEE, the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of April, 1984.

Barrett B. Sutton
NOTARY PUBLIC

My Commission Expires: 4-21-85

EXHIBIT "A"

BRINKHAVEN APARTMENTS
MADISON, TENNESSEE

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being parts of Lots Nos. 1, 2, 3 and 7, and all of Lots Nos. 4, 5, 6, 8, 9, 10, 11 and 12 on the Map showing the Subdivision of Lots Nos. 2 and 5 of Montague Subdivision, as of record in Book 421, Page 192, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., dated October 11, 1972, as follows:

BEGINNING at a point in the southerly margin of Brinkhaven Avenue, said point being South 64 deg. 45 min. East 192.0 feet from the easterly margin of Gallatin Pike; thence with the southerly margin of Brinkhaven Avenue, South 64 deg. 45 min. East 350 feet to a point; thence South 25 deg. West 120 feet to a point; thence South 64 deg. 45 min. East 100 feet to a point in the westerly margin of Liberty Circle; thence with the westerly margin of Liberty Circle, curving to the southeast 414.5 feet to a point; thence South 10 deg. 28 min. West 5.7 feet to the northerly margin of East Palestine Avenue; thence with the same North 79 deg. 32. min. West 745.5 feet to a point; thence leaving East Palestine North 25 deg. 20 min. East 53.0 feet; thence North 64 deg. 45 min. West 27 feet; thence North 25 deg. 20 min. East 540.0 feet to the point of beginning.

BEING the same property conveyed to Tennessee Trust Company, Trustee, by deed from Brinkhaven Corporation of record in Book 5607, Page 741, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6281 PAGE 667

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	3,000,000.00		
			7800.00	CSTAX
			.50	PRFEE
			12.00	MTGD
			CHECK	7812.50
			4/30/84	PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 30 5 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32202