BOOK 6349 PAGE 913

SPECIAL
WARRANTY DEED

Name/Address of New Owner is:

Ravenwood Partners, Ltd.
c/o Johnstown American Companies
Suite 200
5775-A Peachtree Dunwoody Road
Atlanta, Georgia 30342

Send Tax Bills to:

Same

Tax Map Parcel Number is: 85-4-38

IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged;

RAVENWOOD, LTD., a Tennessee limited partnership having Henry E. McLaughlin, Jr. and The Equity Group, Inc. as sole general partners ("Grantor"), does hereby sell, transfer and convey unto RAVENWOOD PARTNERS, LTD., a Georgia limited partnership, the following described Real Estate:

A parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said described Real Estate with the appurtenances, estate, title and interest thereto belonging unto RAVENWOOD PARTNERS, LTD., a Georgia limited partnership, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor is lawfully seized and possessed of said described Real Estate; has good right to sell and convey the same; that the title thereto is clear, free and unencumbered except for those items set forth on Exhibit "B" attached hereto and by this reference made a part hereof; and, Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said described Real Estate to RAVENWOOD PARTNERS, LTD., its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 30th day of July, 1984.

RAVENWOOD, LTD.

By: H E McLaughlin (SEAL)
Henry E. McLaughlin, Jr.
General Partner

By: The Equity Group, Inc.,
a Tennessee corporation,
General Partner

By: H E McLaughlin
President

(CORPORATE SEAL)

IDENTIFICATION REFERENCE
Jul 31 4 30 PM '84
DAVIDSON COUNTY, TN

RUSH

15900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, LISA B. BLACKBURN, a Notary Public of the state and county aforesaid, personally appeared Henry E. McLaughlin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Ravenwood Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, this 30th day of July, 1984.

Lisa B. Blackburn
Notary Public

My Commission Expires: 1/19/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, LISA B. BLACKBURN, a Notary Public of the state and county aforesaid, personally appeared Henry E. McLaughlin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The Equity Group, Inc., a Tennessee corporation, a general partner of Ravenwood, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such officer of said corporate general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of said corporate general partner.

WITNESS my hand and seal, this 30th day of July, 1984.

Lisa B. Blackburn
Notary Public

My Commission Expires: 1/19/88

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of this property transferred, whichever is greater, is $3,010,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

RAVENWOOD PARTNERS, LTD.

By: F. Lawrence Street
AFFIANT - Grantee
As Attorney in fact for John Lie-Nielsen, General Partner

Subscribed and sworn to before me, on this 30th day of July, 1984.

Darlene Marsh
Notary Public

My Commission Expires: 10/19/86

[NOTARIAL SEAL]

Prepared by:

F. Lawrence Street
Morris & Manning
Suite 2100
230 Peachtree Street
Atlanta, Georgia 30303

EXHIBIT "A"

Being a tract or parcel of land located in Davidson County, Tennessee, and being generally located east of Stones River, north of Lebanon Road and west of Hickory Hill Lane, and more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, File No. 7102, dated August 9, 1979, and updated October 13, 1982 as follows:

Beginning at a concrete monument in the westerly margin of Hickory Hill Lane, 467 feet, more or less, northerly from the north margin of Lebanon Road; thence south 77° 58' 14" west, 132.96 feet to a point; thence with a curve to the right having a central angle of 28° 26', a radius of 622.08 feet, a chord bearing of south 80° 41' 20" west, and a chord length of 305.55, 308.71 feet to a concrete monument; thence north 85° 05' 40" west 117.00 feet to a point; thence south 06° 50' 59" west, 200.00 feet to an iron pin; thence north 83° 54' 40" west, 185.54 feet to an iron pin; thence north 76° 32' 49" west, 223.87 feet to an iron pin; thence north 09° 47' 24" east, 597.35 feet to an iron pin; thence south 83° 14' 10" east, 554.00 feet to a concrete monument; thence south 6° 45' 50" west 25.00 feet to a point; thence with a curve to the left, having a central angle of 12° 24', a radius of 971.00 feet and a distance of 210.10 feet to a point in the easterly margin of Hickory Hill Lane; thence with Hickory Hill Lane along a curve to the left, said curve having a central angle of 17° 27' 53", a radius of 716.33 feet, 218.35 feet, to a point of compound curvature; thence with a curve to the left having a central angle of 03° 47' 13", a radius of 1,623.76 feet, 107.32 feet to the point of beginning, and containing 9.52 acres, more or less.

Being the same property conveyed to Ravenwood, Ltd., a Tennessee limited partnership, by deed from J. R. Freeman, Trustee with full power to mortgage, sell, transfer, convey or otherwise encumber all or part of same without the joinder of any beneficiary, of record in Book 5985, page 991, said Register's Office.

EXHIBIT "B"

1. Real Estate Taxes for the year 1984, which have been prorated between the parties.

2. Deed of Trust executed by Randall Phillips and R. L. Freeman, Trustee, to J. Robert Cannon, Trustee, of record in Book 4151, page 580, said Register's Office, dated June 7, 1967, to secure to Third National Bank in Nashville an indebtedness in the amount of $500,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to, principal, interest, and service fee, as modified by instrument of record in Book 4223, page 821, said Register's Office, and as assigned to The Mutual Life Insurance Company of New York by instrument of record in Book 4223, page 824, said Register's Office.

3. Financing Statement filed June 24, 1967, showing Randall Phillips and R. L. Freeman, Trustee, as Debtor, and Third National Bank, as Secured Party, No. 80957, of record in Book 4154, page 784, said Register's Office, as assigned to The Mutual Life Insurance Company of New York by instrument of record in Book 4223, page 860, said Register's Office.

   Ticor Title Insurance Company's policy (G#265452), when issued, will insure against loss or damage by reason of the enforcement or attempted enforcement of the Deed of Trust and UCC-1 shown as items numbered 2 and 3 above.

4. Multifamily Deed of Trust, Assignment of Rents and Security Agreement from J. R. Freeman, Trustee, with full power to mortgage, sell, convey or otherwise encumber without the joinder of any beneficiary to Harold W. Fogelberg, Trustee, dated August 16, 1979, of record in Book 5483, page 225, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original, principal amount of $1,200,000.00 payable to First American National Bank of Nashville and assigned to Federal Home Loan Mortgage Corporation by instrument of record in Book 5483, page 235, said Register's Office.

5. Financing Statement filed August 16, 1979, showing J. R. Freeman, Trustee, as Debtor, and First American National Bank of Nashville, as Secured Party, No. F46603, of record in Book 5483, page 236, said Register's Office, to secure an indebtedness in the amount of $1,200,000.00 and assigned to Federal Home Loan Mortgage Corporation of record in Book 5483, page 238, said Register's Office.

6. Deed of Trust executed by Ravenwood, Ltd., a Tennessee limited partnership, to Stephen C. Baker, Trustee, of record in Book 5936, page 1, said Register's Office, to secure to Ravenwood Limited, a Tennessee limited partnership, a note dated December 30, 1982, in the amount of $1,018,337.00, as assigned to Commerce Union Bank by instrument of record in Book 6012, page 674, said Register's Office.

7. Financing Statement filed December 30, 1982, showing Ravenwood, Ltd., as Debtor, and Ravenwood Limited, as Secured Party, of record in Book 5986, page 18, Register's Office for Davidson County, Tennessee.

8. Financing Statement filed January 13, 1983, showing Ravenwood, Ltd., as Debtor, and the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, as Secured Party, of record in Book 5992, page 440, said Register's Office.

9. Restrictive covenants contained in instrument of record in Book 4093, page 253, said Register's Office.

10. Terms and conditions of a Lease Agreement by and between Ravenwood Apartments and Home Coin Laundry of record in Book 4940, page 576, said Register's Office.

11. An easement for joint use of a driveway of record in Book 4135, page 906, said Register's Office.

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 3,010,000.00

7626.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 7641.50
6348A07/31/84 BAL .07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I C S 0 0 0

IDENTIFICATION

JUL 31 4 30 PM '84

DAVIDSON COUNTY, TN

No.0057261