LEGAL 37 BUSINESS

NATCHEZ COURT APARTMENTS
NASHVILLE, TENNESSEE

CBRJR:jm
8/84 Revising 3/3/84

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
NATCHEZ COURT ASSOCIATES, LIMITED c/o Peter A. Young, General Partner Suite 725 2100 West End Avenue Nashville, TN 37203	[SAME]	Map-Parcel No. 133-06-239 FB# 6DA-84500 -and- Map-Parcel No. 133-06-240 FB# 6DA-56737

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, on behalf of NATCHEZ COURT, LIMITED, a Tennessee limited partnership, in accordance with an Amended and Restated Trust Agreement of record in Book 5647, Page 27, Register's Office for Davidson County, Tennessee, ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto NATCHEZ COURT ASSOCIATES, LIMITED, 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").

RUSH

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IDENTIF. REFERENCE
AUG 16 9 41 AM '84
REGISTER
DAVIDSON COUNTY, TN
2597

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater, for]
[this transfer is $3,100,000.00.]
[ ]
[ ]
[ ]
[AFFIANT]
[Subscribed and sworn to before me this 15th day of August,]
[1984.]
[ ]
[NOTARY PUBLIC]
[My Commission Expires: 4-21-85]
[ ]

This is improved Property, known as Natchez Court Apartments, 311 Natchez Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

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.

Grantor further covenants and binds 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 August, 1984.

GRANTOR

TENNESSEE TRUST COMPANY, TRUSTEE,
a Tennessee corporation

BY: _____
Arthur Jones, Jr.,
Vice President

NATCHEZ COURT, LIMITED,
a Tennessee limited partnership

BY: FREEMAN PROPERTIES, INC.

ITS MANAGING GENERAL PARTNER

BY: _____
Glenda C. McClellan,
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arthur Jones, 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 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 seal, at office in Nashville, Tennessee, this 15th day of August, 1984.

_____
NOTARY PUBLIC

My Commission Expires: July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenda C. McClellan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Secretary of Freeman Properties, Inc., general partner of Natchez Court, Limited, the within named bargainor, a limited partnership, and that she as such Secretary of Freeman Properties, Inc., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by herself as Secretary of Freeman Properties, Inc., general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of August, 1984.

_____
NOTARY PUBLIC

My Commission Expires: July 17, 1988

EXHIBIT A

NATCHEZ COURT APARTMENTS
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION

TRACT NO. I:

LAND in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, Page 121, Register's Office for said County, described as follows:

BEGINNING at a concrete monument on the westerly and southerly margin of Tibbs Drive, 403.3 feet south of Wheeler Avenue, as shown on the Plan of Leonard Heights Subdivision, as of record in Book 2330, Page 15 and running the following courses and distances:

South 88 degrees 05' east 75.08 feet along the southerly margin of Tibbs Drive, to a point; thence in a westerly and southerly direction with a 25 foot radius curve to the left, a distance of 39.35 feet to a point; thence south 1 degree 44' west 134.50 feet to a concrete monument; thence north 56 degrees 43' west 58.6 feet to a concrete monument; thence north 1 degree 44' East 129.04 feet to a concrete monument and the point of beginning.

TRACT NO. II:

BEING Lot No. 2 on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, Page 121, Register's Office for said County, described as follows:

BEGINNING in the southerly margin of Natchez Court, at the corner of Lots 1 and 2; thence easterly with the margin of said Court, 386.4 feet to a point in the south line of Parcel "A", thence along the south line of Parcel "A" and continuing in a southeasterly direction, 284.75 feet to a concrete monument; thence south 1 degree 46' west 322.70 feet to a concrete monument; thence North 87 degrees 33' west 424.60 feet to the corner of Lots 1 and 2; thence with the line between Lots 1 and 2 in a northerly direction 333.2 feet to the beginning.

BEING the same property conveyed to Tennessee Trust Company, Trustee, for Natchez Court, Limited by deed from Clell W. Smith to J. Brent Hurd, Trustee, of record in Book 5207, Page 126, Register's Office for Davidson County, Tennessee, as amended by a Designation of Successor Trustee, of record in Book 5620, Page 771, said Register's Office, as amended by an Amended and Restated Trust Agreement, of record in Book 5647, Page 27, said Register's Office.

EXHIBIT B

NATCHEZ COURT APARTMENTS
NASHVILLE, TENNESSEE

TITLE EXCEPTIONS

1. 1984 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable.

2. Deed of Trust from J. Brent Hurd, Trustee, for Natchez Court Joint Venture to Barrett B. Sutton, Trustee, of record in Book 5488, Page 183, Register's Office for Davidson County, Tennessee.

3. Assignment of Leases from J. Brent Hurd, Trustee, for Natchez Court Joint Venture to Life and Casualty Insurance Company of Tennessee, as of record in Book 5488, Page 199, said Register's Office.

4. Wrap-Around Deed of Trust from Tennessee Trust Company, Trustee, for Natchez Court, Limited, to Stephen C. Baker, Trustee, of record in Book 5647, Page 35, said Register's Office.

5. Conditions of the Owner's Certificate, easements, set-back lines, and other matters shown on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, Page 121, said Register's Office.

6. Rights of tenants in possession under unrecorded leases.

7. Easements, or claims of easements, not shown by the public records.

8. Rights of way, utility and drainage easements, and other easements serving the improvements located upon the Real Property.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6360 PAGE 608

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3,100,000.00 Cons.
8060.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 8075.50-
2597A08/16/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Aug 16 9 41 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0061367