THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chimneytop II - Oxford Associates Limited Partnership (NAME:)	SAME (NAME:)	163-210
Suite 300 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	174-79 174-80 174-81
7316 Wisconsin Avenue		
Bethesda, MD 20814 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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For and in Consideration of the sum of Sixty Thousand One Hundred Fifty ($60,150.00) *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, First American National Bank of Nashville, as Trustee under the Last Will and Testament of Robert A. McDowell, Sr., deceased, (the "Grantor")

has / ~~have~~ *bargained and sold, and by these presents* does / ~~do~~ *transfer and convey unto the said* Chimneytop II - Oxford Associates Limited Partnership, an Indiana limited partnership, (the "Grantee") its successors / ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being a parcel of land in the First Civil District of Davidson County, Tennessee, comprising Metropolitan Tax Map Parcel 174-79 and being more particularly described as follows:

Beginning at an iron pin at the intersection of the westerly boundary of an easement granted the Columbia Gulf Transmission Company by Right-of-Way Agreement of record in Book 3763, page 4, Register's Office of Davidson County, Tennessee, and the northerly boundary of property conveyed to Ethel P. Reavis by deed of record in Book 3030, page 174, said Register's Office; thence,

(1) Along the northerly boundary of the Reavis property, N. 87° 16' 36" W., a distance of 140 feet more or less to a point; thence,

(2) Northeasterly along a curve to the left, 80 feet to a point; thence,

(3) S. 53° 30' E., a distance of 107 feet, more or less, to the point of beginning and containing .09 acres, more or less.

TRACT II: A tract of land in the First Civil District of Davidson County, Tennessee, comprising Metropolitan Tax Map Parcel 174-80, and being more particularly described as follows:

Beginning at a point in the northerly boundary of property conveyed to Ethel P. Reavis by deed of record in Book 3030, page 174, Register's Office of Davidson County, Tennessee, said point being N. 87° 16' 36" W., a distance of 205 feet, more or less, from an iron pin at the intersection of the northerly boundary of the Reavis property and the westerly margin of an easement granted Columbia Gulf Transmission Company by Right-of-Way Agreement of record in Book 3763, page 4, said Register's Office; thence,

(1) Along the northerly boundary of the Reavis property and property conveyed to Milton A. Paul by deed of record in Book 3612, page 467, said Register's Office, N 87° 16' 36" W, a distance of 769 feet, more or less, to a point; thence,

(2) N 42° 16' E, a distance of 270 feet, more or less, to a point; thence,

(3) S 89° 30' E, a distance of 453 feet, more or less, to a point; thence,

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(4) S 16° 00' W, a distance of 80 feet, more or less, to a point; thence,

(5) S 45° 00' E, a distance of 220 feet, more or less, to the point of beginning and containing 2.86 acres, more or less.

TRACT III: Being a tract of land located in the First Civil District of Davidson County, Tennessee, and comprising Metropolitan Tax Map Parcel 174-81, and being more particularly described as follows:

Beginning at a point in the northerly boundary of property conveyed to Milton A. Paul by deed of record in Book 3612, page 467, Register's Office of Davidson County, Tennessee, said point being N 86° 19' 39" W, a distance of 245.94 feet from an iron pin located in the common boundary of the Paul property and property owned by Interchange Development Corporation; thence,

(1) Along the northerly boundary of the Paul property, N 86° 19' 39" W, a distance of 203 feet, more or less, to a cornerstone in the northerly boundary of the Paul property at the southeasterly corner of property conveyed to McDowell Development Corporation by deed of record in Book 4634, page 781, said Register's Office; thence,

(2) N 4° 49' 18" E, a distance of 268 feet, more or less, to a point; thence,

(3) S 32° 55' E, a distance of 335 feet, more or less, to the point of beginning and containing .64 acres, more or less.

TRACT IV: Being a tract of land in the First Civil District of Davidson County, Tennessee, and comprising Metropolitan Tax Map Parcel 163-210 and being more particularly described as follows:

Beginning at an iron pin at the southwesterly corner of the property shown on the recorded plan of Chimneytop Apartments of record in Book 5200, page 550, Register's Office of Davidson County, Tennessee; thence,

(1) S 89° 56' 58" E, a distance of 60 feet, more or less, to a point; thence,

(2) S 18° 50' W, a distance of 135 feet, more or less, to a point; thence,

(3) S 24° 10' E, a distance of 135 feet, more or less, to a point; thence,

(4) S 35° 00' W, a distance of 165 feet, more or less, to a point; thence,

(5) N 03° 26' 57" E, a distance of 386 feet, more or less, to the point of beginning and containing .42 acres, more or less.

Being a part of the same property conveyed to Robert A. McDowell and wife, Patricia McDowell, from William R. Chasteen, Executor of the Last Will and Testament of William Washington Carper, of record in Book 4034, page 945, said Register's Office, and being a part of the same property devised to First American National Bank of Nashville, as Trustee under the Last Will and Testament of Robert A. McDowell, Sr., of record in Will Book 130, page 208, Office of the Probate Court Clerk of Davidson County, Tennessee.

The foregoing description is intended to convey all of the property which comprises Metropolitan Tax Map Parcels 163-210, 174-79, 174-80, and 174-81.

This conveyance is expressly subject to the following:

(1) A lien for 1984 real property taxes, which have been prorated and are assumed by the Grantee.

(2) Such water, sewer, and drainage easements and such other easements, restrictions, and encumbrances which are required by governmental authorities in connection with the development of the foregoing described property.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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 successors and assigns, *forever.*

And Grantor does in as full and ample a manner as it can and should do *~~do~~ covenant with the said* Grantee, its successors and assigns but no further or otherwise *that* it is *lawfully seized and possessed of said land in fee simple;* ~~have~~ has *a good right to convey it, and the same is unencumbered,* except as otherwise set forth herein.

And Grantor does in as full and ample a manner as it can and should do, but no further or otherwise *~~do~~ further covenant and bind* itself, its successors and assigns *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors *~~heirs~~ and assigns against the lawful claims of all persons whomsoever.*

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on the date indicated in the acknowledgment below, to make this conveyance effective the 28th day of September, 1984.

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE, as Trustee under
the Last Will and Testament of
Robert A. McDowell, Sr.

By: _____
SENIOR VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,150.00

Affiant

Subscribed and sworn to before me, this the 28th day of September, 1984

Notary Public

My commission expires: 9/21/85
(Affix Seal)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. A. BYRN, 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 the SENIOR VICE PRESIDENT of First American National Bank of Nashville, a national banking association, and that he as such SENIOR VICE PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as SENIOR VICE PRESIDENT.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 28th day of September, 1984.

William A. Berry
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
October 20, 1985

152920

IDENTIFICATION REFERENCE

SEP 28 | 31 PM '84

RECORDED

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

60150.00- CAMT.
156.26 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 168.76-
4415A09/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I52920

T
IDENTIF. REFERENCE

SEP 28 1 31 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0072535