WARRANTY DEED—Form 14. This instrument Prepared By Gail M. Good P. O. Box 442, Knoxville, TN. 37901

THIS INDENTURE, made this 4th day of October MAP 94 PAR 87

A. D., 19 84 between Robert A. Finley, Trustee, with full power of sale and right to encumber without the necessity of joinder of beneficiaries

of Knoxville in the State of Tennessee, party

of the first part, and Roundtree Apartments, Ltd., a Tennessee limited partnership

of , Tennessee, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum

of One Dollar ($1.00) and other good and valuable consideration

to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

~~and to secure the payment of said note as specific lien is hereby retained on the property hereconveyed,~~

has granted, bargained, sold, conveyed, and does hereby grant, bargain, sell and convey unto the said party of the second part, the following described premises, to wit, situated in District No. First (1st) of Davidson **County, Tennessee** and being a parcel of property more particularly bounded and described as follows:

BEGINNING at an iron pin located in the Southerly margin of Lebanon Pike at the Northwest corner of property belonging to Guy McFarland, et ux, said iron pin being located North 64 deg. 40 min. West, 64 feet, more or less, from a highway monument located on the Southern margin of Lebanon Pike; thence from said point of BEGINNING and with the line of Guy McFarland the following two calls: South 23 deg. 00 min. West, 211 feet to an iron pin; thence South 74 deg. 30 min. East, 283 feet to an iron pin in the Western boundary line of the Boyd property; thence with said Boyd's Western boundary line South 1 deg. 03 min. East, 740 feet to an iron pin in the Northern boundary line of the Baltz property; thence with said Baltz's Northern boundary line, North 87 deg. 55 min. West, 244 feet to a point in the Eastern boundary line of the Peek property; thence with said Peek's Eastern boundary line North 14 deg. 15 min. West, 181 feet to an iron pin, North 15 deg. 10 min. West, 265 feet to an iron pin, North 14 deg. 10 min. West, 300 feet to an iron pin, North 15 deg. 40 min. West, 174 feet to an iron pin, and North 8 deg. 15 min. East, 226 feet to an iron pin in the Southerly line of Lebanon Pike; thence with the same South 67 deg. 50 min. East, 39 feet to an iron pin and South 64 deg. 40 min. East, 228 feet to an iron pin, the point of BEGINNING, as shown by survey of John H. Wright, of Barge, Waggoner, Sumner and Cannon, dated March 8, 1978, bearing File No. 6591.

Being the same property conveyed to Robert A. Finley, Trustee, by deed from J. M. Grissim, Trustee, dated March 1, 1979, of record in Warranty Book 5400, Page 379, in the Davidson County Register's Office.

Responsible Taxpayer: Roundtree Apartments, Ltd.
1300 Plaza Tower
Knoxville, TN. 37929

I 5 4 4 7 9

IDENTIF. REFERENCE

Oct 4 2 32 PM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

MISC 6396 PAGE 695

For further and more complete description and for Title, reference is here made to the following Deeds of Record in the Register's Office in and for said County and State, in Deed Book Vol. , Page , Book , Vol. , Page , Book , Vol. , Page ;

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said party of the second part, its heirs and assigns forever.

And the said party of the first part for himself and for his Heirs, Executors and Administrators does hereby covenant with the said party of the second part its heirs and assigns that he is lawfully seized in fee simple of the premises above conveyed and he has full power, authority and right to convey the same, that said premises are free from all incumbrances, except the lien of current ad valorem real property taxes and easements and restrictions of record,

and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

Robert A. Finley, Trustee (L. S.)
ROBERT A. FINLEY, Trustee

_____ (L. S.)

_____ (L. S.)

_____ (L. S.)

STATE OF TENNESSEE,

County of _____ } ss.

Personally appeared before me, _____, a Notary Public of said County and State, the within named bargainor _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____ A. D. 19 ____

My Commission Expires _____ Notary Public.

STATE OF TENNESSEE,

County of _____ } ss.

Personally appeared before me, _____, a Notary Public of said County and State, the within named bargainor _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____ A. D. 19 ____

My Commission Expires _____ Notary Public.

STATE OF TENNESSEE
COUNTY OF [illegible]

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

_____

Subscribed and sworn to before me this 4th day of [illegible], 19[illegible]

My Commission Expires 8-19-85 _____ Notary Public

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, _____, of said county, Robert A. Finley, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 1984.

_____
Notary Public

My commission expires: 8-19-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6396 PAGE 697

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

~~Mtg~~ Co. 1,684,000.00

4378.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 4387.90-
6187A10/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 54479 I

IDENTIF. REFERENCE

Oct 4 2 32 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0074548