B0437

This instrument prepared by:
Robert G. Holt, Esquire
Holt, Ney, Zatcoff & Wasserman
100 Galleria Parkway
Suite 600
Atlanta, Georgia 30339

Address of New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Crow Arbors of Brentwood Associates		161-52
c/o Ronald J. Gafford 2849 Paces Ferry Road Suite 140 Atlanta, Georgia 30339	c/o Ronald J. Gafford 2849 Paces Ferry Road Suite 140 Atlanta, Georgia 30339	

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $744,844.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 1984.

Notary Public

My Commission Expires: 10-19-86

GENERAL WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by Crow Arbors of Brentwood Associates, a Georgia Limited Partnership, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, W.R. Nipper, Jr., and Mildred P. Nipper, his wife, hereinafter collectively referred to as GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set forth in Exhibit B attached hereto and made a part hereof; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this 28th day of November, 1984.

W.R. Nipper, Jr. (SEAL)

Mildred P. Nipper (SEAL)

(ACKNOWLEDGEMENT ON NEXT PAGE)

11/28 1843.93 CHECK

659

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Peter H. Curry, a Notary Public in and for the County and State aforesaid, personally appeared W. R. Nipper, Jr., and Mildred P. Nipper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they are the within named bargainors and that they executed the foregoing instrument for the purposes therein contained, by signing their names.

Witness my hand and seal, at office in Nashville Tennessee, this 29th day of November, 1984.

NOTARY PUBLIC

My Commission Expires: 10-19-86

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EXHIBIT A

DESCRIPTION

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Land in Davidson County, Tennessee, being a 22.453 acre, more or less, tract of land, lying in the First Civil District, Davidson County, Tennessee, described according to a survey prepared by Anderson-Delk & Associates, dated April 6, 1984, and last revised _____, 1984, and being a portion of the W.R. Nipper Jr., et ux, property, as of record in Deed Book 3501, page 604, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point lying on the easterly margin of Edmondson Pike, said point being the most northwesterly corner of the herein described tract, and the most southwesterly corner of the Ira T. Adams Property (Ashlawn Apts.) as of record in Deed Book 4671, page 729; thence leaving the easterly margin of Edmondson Pike, and with the southerly line of the said Ira T. Adams Property, South 79 degrees, 50 minutes, 27 seconds East, a distance of 532.08 feet to an existing iron pin, said point being the most southeasterly corner of the Ira T. Adams Property; thence with the easterly line of the said Ira T. Adams Property, North 04 degrees, 17 minutes, 35 seconds East a distance of 438.09 feet to an existing iron pin, said point being the most northeasterly corner of the said Ira T. Adams Property and lying on the southerly line of the James L. Rains Property, as of record in Deed Book 4298, page 142, R.O.D.C.; thence with the southerly line of the said James L. Rains Property, South 70 degrees, 50 minutes, 06 seconds East, a distance of 343.56 feet to a point; thence with the southerly line of the Villages of Brentwood Subdivision, as of record in Plat Book 5200, page 613, R.O.D.C., South 70 degrees, 23 minutes 48 seconds, East a distance of 1,124.78 feet to an existing iron pin, said iron pin being the most southeasterly corner of Lot 3 on the said Villages of Brentwood plat and lying on the westerly margin of a dedicated road (unnamed); thence with the westerly margin of a proposed extension of said dedicated road, with a curve to the left, having a radius of 560.00 feet, and a chord bearing of South 05 degrees, 33 minutes, 21 seconds West a chord distance of 107.61 feet to a point; thence continuing with the westerly margin of said proposed road South 0 degrees, 02 minutes, 33 seconds West, a distance of 205.49 feet to a point, said point lying on the northerly line of the George T. Hicks Property, as of record in Deed Book 5489, page 6, R.O.D.C.; thence leaving the westerly margin of said proposed road, and with the northerly line of the said George T. Hicks Property, North 89 degrees, 57 minutes, 27 seconds West, a distance of 114.57 feet to an existing hub and tack, said point being the most northwesterly corner of the said George T. Hicks Property; thence with the northerly margin of Warren Avenue (unimproved), South 89 degrees, 22 minutes, 42 seconds West, a distance of 666.13 feet to a point; thence continuing with the northerly margin of said Warren Avenue, South 88 degrees, 53 minutes, 20 seconds West, a distance of 358.43 feet to a point; thence continuing with the northerly margin of said Warren Avenue, South 89 degrees, 39 minutes, 18 seconds West, a distance of 466.15 feet, to an existing iron pipe, said point lying on the northerly margin of said Warren Avenue; thence leaving the northerly margin of said Warren Avenue and with the easterly line of the Thelma G. Rucker Property, as of record in Deed Book 4854, page 964, R.O.D.C., North 02 degrees, 53 minutes, 42 seconds East a distance of 141.34 feet to an existing iron pin; thence with the northerly line of the said Thelma G. Rucker Property, North 88 degrees, 24 minutes, 19 seconds West, a distance of 339.89 feet to a point on the easterly margin of Edmondson Pike; thence with the easterly margin of Edmondson Pike, North 01 degree, 21 minutes, 15 seconds East, a distance of 326.12 feet to the point of beginning, containing 22.453 acres, more or less.

BEING part of the same property conveyed to W.R. Nipper, Jr., and wife, Mildred P. Nipper, by deed from S.W. Rucker, and wife Emily M. Rucker, of record in Book 3501, page 604, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 1984 not yet due and payable.

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I 6 6 3 9 5

IDENTIF. REFERENCE

Nov 29 4 10 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6435 PAGE 294

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

744844.00- CAMT.
1936.48 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1948.98-
D668A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

166395

IDENTIF. REFERENCE

Nov 28 4 10 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0088609