SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Willow Brook Towers, Ltd.		Map 51-8
615 Main Street	SAME	Parcels 83, 84,
Nashville, TN 37206		85, 86, 90, 92,
		93, 94, 95, 96

THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., WHITE & REASOR, 3305 WEST END AVENUE, NASHVILLE, TN 37203

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, Dr. Hillis F. Evans and wife, Elizabeth Evans ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto Willow Brook Towers, Ltd., a Tennessee limited partnership, ("Grantee"), its successors and assigns certain real estate in Davidson County, Tennessee, as follows: See property description set forth on Exhibit "A" 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 $ 464,000.00

H. F. Evans
AFFIANT

Subscribed and sworn to before me, this 5th day of December, 1984.

Linda M. Mooningham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-85



This is improved Property, known as Willowbrook Gallatin Pike, Madison, Tennessee 37115.

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, but excluding the improvements now located thereon, to the said Grantee, its successors and assigns, forever; Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth herein on Exhibit "B" attached hereto and incorporated herein by reference.

12/06 1218.90- CHECK

3028

Grantors further covenant and bind themselves, their heirs, representatives, and assigns to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantors.

WITNESS, our hands this 4th day of December, 1984.

GRANTORS:

Hillis F. Evans
DR. HILLIS F. EVANS

Elizabeth Evans
ELIZABETH EVANS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barrett B. Sutton, Jr., a Notary Public in and for said County and State, Dr. Hillis F. Evans and wife, Elizabeth Evans, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 4th day of December, 1984.

Barrett B. Sutton, Jr.
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 4-21-85

LEGAL DESCRIPTION

EXHIBIT "A"

Being Lot No. 1 on the Plan of Willow Brook Towers of record in Book 6250, Page 176, Register's Office for Davidson County, Tennessee.

Being bounded on the North by Thomas M. Eisner and East Webster Street, on the East by Liberty Circle; on the South by Brinkhaven Avenue; on the West by Gallatin Pike and Arby's, Inc., and being more particularly described as follows:

Beginning at an iron pin corner in the East right-of-way line of Gallatin Pike, as extended by the dedicated right-of-way shown on the above-referenced Plan, said pin being located, North 27 degrees, 08 minutes 00 seconds East, 144.42 feet from the intersection of the North right-of-way line of Brinkhaven Avenue and the East right-of-way line of Gallatin Pike and being a corner common with Arby's, Inc.;

Thence with the East right-of-way line of Gallatin Pike, North 27 degrees 08 minutes, 00 seconds East, 49.99 feet to a concrete monument corner common with Eisner;

Thence with Eisner, South 63 degrees, 05 minutes, 39 seconds East, 115.03 feet to an iron pin;

Thence North 27 degrees 03 minutes 00 seconds East, 105.11 feet to an iron pin corner in the South right-of-way line of East Webster Street;

Thence with East Webster Street, South 63 degrees, 11 minutes, 00 seconds East, 499.72 feet to a point;

Thence on a curve to the right, the radius of which is 25.00 feet, the chord of which is South 03 degrees, 53 minutes, 08 seconds East, 42.99 feet, an arc distance of 51.75 feet to an iron pin on the westerly right-of-way of Liberty Circle;

Thence with Liberty Circle on a curve, the radius of which is 484.84 feet, the chord of which is South 40 degrees, 47 minutes, 18 seconds West, 244.82 feet, an arc distance of 247.49 feet to an iron pin;

Thence on a curve to the right, the radius of which is 25.00 feet, the chord of which is South 71 degrees, 30 minutes, 56 seconds west, 35.57 feet, an arc distance of 39.58 feet to an iron pin in the North right-of-way line of Brinkhaven Avenue;

Thence with the North right-of-way line of Brinkhaven Avenue, North 63 degrees, 08 minutes, 00 seconds West, 364.07 feet to an iron pin corner common with Arby's, Inc.;

Thence with Arby's, Inc., North 27 degrees, 08 minutes, 00 seconds East, 144.42 feet to an iron pin;

Thence North 63 degrees, 08 minutes, 00 seconds West, 190.00 feet to the point of beginning.

The property described above is intended to include all of that property conveyed to Dr. Hillis F. Evans and wife, Elizabeth Evans by deed of record in Book 4480, Page 772, in the Register's Office for Davidson County, Tennessee, except for property and rights previously conveyed by instruments of record in said office. Notwithstanding anything in the preceding description, Grantors make no warranties as to the area of the property or the exact location of the rear boundary line.

PERMITTED ENCUMBRANCES

EXHIBIT "B"

1. Title to that portion of the premises embraced within the bounds of any roads or highways.

2. Permanent driveway easement crossing the north part of the west part of Lot 13, as of record in Book 3572, Page 465, in the Register's Office for Davidson County, Tennessee.

3. Easement for water drain as of record in Book 724, Page 252, said Register's Office.

4. Easement for sewer to Davidson County, as of record in Book 3343, Page 494, said Register's Office, being 20 feet wide.

5. Easement for sewer and/or storm drainage to Davidson County, in Book 3342, Page 263, said Register's Office, along the line of Lot No. 10 and the east line of "Ben Webster" lot.

6. Sewer easement granted Davidson County, 20 feet wide as of record in Book 3342, Page 260, which sewer line is along the common line between Lots Nos. 14 and 15 and along the line of Lots Nos. 13, 11, and 15.

7. Easement of record in Book 5731, Page 42, said Register's Office.

8. Setback lines, easements, 18 inch concrete pipe in the northeast corner of subject property, and other matters shown on the Plan of Willow Brook Towers of record in Book 6250, Page 176, said Register's Office.

RUSH

1 8 8 2 3 4
IDENTIF. REFERENCE
DEC 6 1 20 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6441 PAGE 886

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

464000.00- CAMT.
1206.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1218.90-
3028A12/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 2 3 4

IDENTIF. REFERENCE

Dec 6 | 84 PM 4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90912