This Instrument Prepared by: THRAILKILL & GOODMAN, P.C., 20th Floor, First American Center, Nashville, Tennessee 37238

WARRANTY DEED

6408 PAGE 604

Map 26 Part of Parcel 5

Address of New Owner: Picadilly Apartments, 2910 Kraft Drive, Nashville, TN 37204

Send Tax Bills To: Picadilly Apartments, 2910 Kraft Drive, Nashville, TN 37204

FOR AND IN CONSIDERATION OF One Dollar ($1.00) in hand paid, the receipt of which is hereby acknowledged, Randall Phillips Builders, Inc., a Tennessee corporation, has bargained and sold and does hereby transfer and convey unto Picadilly Apartments, a Tennessee general partnership composed of Edward Randall Phillips, Randall Lee Phillips, Harry Edward Phillips and Kathy Jo Phillips, its successors and assigns, that certain real estate described on Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said Picadilly Apartments, its successors and assigns forever. Randall Phillips Builders, Inc. covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Randall Phillips Builders, Inc. further convenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Picadilly Apartments, its successors and assigns, against the lawful claims of all persons.

Witness my hand on behalf of Randall Phillips Builders, Inc., as its duly authorized officer on this 27th day of December, 1984.

RANDALL PHILLIPS BUILDERS, INC.

By: Edward Randall Phillips
Edward Randall Phillips,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $150,000.00.

Subscribed and Sworn to before me this the 27th day of December, 1984.

A. J. Shamberger III
Notary Public

My Commission Expires: 10-24-88

Edward Randall Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A. J. Shamberger III, a notary public for the State and County aforesaid, personally appeared Edward Randall Phillips with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of December, 1984.

A. J. Shamberger III
Notary Public
My Commission Expires: 10-24-88

12/27 235.50- CHECK

3011

EXHIBIT A

Being lot No. 1 on the Plan of Picadilly Apartments as of record in Book 5200, page 592, Register's Office for Davidson County, Tennessee, and being a tract of land in the City of Goodlettsville in the Second Civil District of Metropolitan-Nashville, Davidson County, Tennessee, and being more particularly described as follows:

To reach the point of beginning from the intersection of the center lines of Long Hollow Pike and Conference Drive follow the center of Conference Drive as follows:

1. South 37° 27' 18" East 89.34 feet; thence,
2. With a 783.73-foot radius curve to the right, 410.36 feet; thence,
3. With a 597.13-foot radius curve to the right 312.66 feet; thence
4. South 22° 32' 42" West 482.05 feet; thence
5. With a 442.40-foot radius curve to the left 439.60 feet; thence
6. South 34° 23' 18" East 200.00 feet; thence
7. With a 555.00-foot radius curve to the right 382.46 feet; thence
8. South 5° 05' 42" West 35.00 feet; thence
9. With a 395.00-foot radius curve to left 216.36 feet; thence
10. South 26° 17' 18" East 815.00 feet; thence
11. With a 1,684.62-foot radius curve to the right 651.75 feet; thence
12. South 4° 07' 18" East 75.00 feet to the intersection of the proposed Bowen-Campbell Drive; thence
13. With the center of said drive, North 85° 52' 42" East 588.86 feet; thence
14. Leaving said center, North 4° 07' 18" West 44.00 feet to an iron pin on the northerly right-of-way line of the proposed Bowen-Campbell drive, the point of beginning, and proceeding as follows:

    1. North 10° 10' 00" West 1061.23 feet to an iron pin; thence,
    2. North 84° 02' 32" East 634.51 feet to an iron pin; thence
    3. South 10° 10' 00" East 635.56 feet to an iron pin; thence,
    4. South 51° 27' 18" West 27.16 feet to an iron pin; thence
    5. South 42° 42' 04" East 44.44 feet to an iron pin; thence
    6. South 10° 10' 00" East 259.48 feet to an iron pin; thence
    7. Southwardly with a 975.00-foot radius curve to the right 520.17 feet to an iron pin, said curve has a chord bearing and disance of South 70° 35' 40" West 514.028 feet; thence
    8. South 85° 52' 42" West 126.14 feet to the point of beginning and containing 654,710 square feet or 15.03 acres be the same, more or less.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, page 612 Register's Office for Davidson County, Tennessee.

I: 7: 2 8: 9 4:
IDENTIF. REFERENCE
DEC 27 2 05 PM '94
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6458 PAGE 696

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
8811A12/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7.2 8.9 4

IDENTIF. REFERENCE

DEC 27 2 05 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96551