B04.50

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6505 PAGE 941

Address New Owner(s):
Dalton Development Corporation
P.O. 120415
Nashville, TN 37212

Send Tax Bills to:
SAME

Map: 117-3
Parcel: 132
Field Book: 7DA-26025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HILLSBORO LAND, LTD., a limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DALTON DEVELOPMENT CORPORATION, a Tennessee corporation (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee which property is more particularly described according to a survey by Michael V. Holmes & Associates, Inc. dated September 18, 1984 bearing job number 84-174 as follows:

Beginning at an iron rod in the northerly right of way line of Lombardy Avenue at the intersection of the westerly radius return of Hillsboro Place and Lombardy Avenue as shown on the plat of Hillsboro Place Condominiums of record in Book 5200, page 725 in the Register's Office for Davidson County, Tennessee; thence with a curve to the left having a radius of 25.00 feet 39.69 feet to an iron rod on the westerly right of way line of Hillsboro Place as shown on said plat; thence continuing along the westerly margin of Hillsboro Place with a curve to the left having a radius of 125.00 feet 98.59 feet to an iron rod; thence continuing along said westerly margin of Hillsboro Place North 06° 39' 00" West 25.00 feet to an iron rod; thence continuing along said westerly margin of Hillsboro Place along a curve to the right having a radius of 225.00 feet 131.16 feet to an iron rod; thence continuing along said westerly margin of Hillsboro Place North 26° 45' 00" East 105.87 feet to a railroad spike, being the true POINT OF BEGINNING; thence North 26° 49' 48" East 55.10 feet to an iron pin; thence North 36° 48' 58" West 57.54 feet to an iron pin; thence North 0° 01' 45" East 39.03 feet to an iron pin; thence North 76° 47' 19" East 389.47 feet to a concrete highway monument; thence South 78° 56' 23" East 144.16 feet to a concrete highway monument; thence South 59° 05' 05" East 162.22 feet to a concrete highway monument; thence South 53° 12' 13" East 9.50 feet to an iron pin; thence South 44° 19' 40" West 55.51 feet to an iron pin; thence South 01° 42' 00" East 96.70 feet to a concrete monument; thence South 42° 05' 07" West 166.74 feet to a railroad spike; thence North 75° 56' 57" West 420.12 feet to an iron pin; thence North 63° 19' 57" West 114.82 feet to the point of beginning, containing 169, 157.77 square feet or 3.88 acres, more or less.

Being part of the same property conveyed to Hillsboro Land, Ltd. of record in Book 4659, page 520, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for 1985, which taxes have been prorated and assumed by Grantee.

(2) Easement for the construction and maintenance of electric power transmission lines and for underground sanitary sewers of record in Book 4633, page 468, Register's Office for Davidson County, Tennessee.

(3) Easement for sanitary sewers and/or storm drainage of record in Book 3965, page 909 and Book 4158, page 34, Register's Office for Davidson County, Tennessee.

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(4) Sewer easements of record in Book 3531, page 572, Book 3531, page 576 and Book 3531, page 592, Register's Office for Davidson County, Tennessee.

(5) Right of way contract of record in Book 1877, page 581, Register's Office for Davidson County, Tennessee.

This is improved property known as Hillsboro Garden Apartments.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor 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, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 1985.

HILLSBORO LAND, LTD.,
a limited partnership

By: J. M. Dickinson
J. M. Dickinson, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jean Patterson, a Notary Public in and for the County and State aforesaid, personally appeared J. M. Dickinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Hillsboro Land, Ltd., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of March, 1985.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Jack H. Dalton
Affiant

Subscribed and sworn to before me, this 7th day of March, 1985.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

IDENTIF. REFERENCE
MAR 7 1 27 PM '85
FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN
I.8.7.6.00

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

875000.00- CAMT
2275.00 CSTAX
.50 PRFEE
6.00 WDECD
CHECK 2281.50-
6706A03/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.8.7.6.0.0

IDENTIF. REFERENCE

MAR 7 1 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113946