THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

SPECIAL WARRANTY DEED

BOOK 6506 PAGE 248

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
DUKES & DUKES 329 Union Street Nashville, TN 37201	SAME	Map 147-12 Parcel 70

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including a Wrap-Around Deed of Trust and Security Agreement in the original principal amount of One Million and 00/100 Dollars ($1,000,000.00), the receipt of which is hereby acknowledged, THE DIPLOMAT GROUP, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto DUKES & DUKES, a Tennessee General Partnership comprised of GLENN G. DUKES and BUDDY R. DUKES, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Tom C. Lamb Subdivision, of record in Book 4060, page 130, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Haywood Lane, the common corner of Lots Nos. 1 and 2, said point also being 235.03 feet east of the easterly margin of an unnamed street; thence S11°59' East 152.0 feet; thence S73°25' West 104.59 feet; thence S20°35'20" East 85.17 feet; thence S26°22' East 258.33 feet; thence N63°38' East 65 feet; thence S26°22' East 151.00 feet; thence N63°38' East 162.00 feet; thence N12°51'30" West 291.77 feet; thence N89°24' West 180.00 feet; thence N11°59' West 250 feet; thence 50.04 feet along the southerly margin of Haywood Lane to the point of beginning.

BEING the same property conveyed to The Diplomat Group, Ltd. by Installment Deed from William U. Smith, Carl P. Gardner and Gail P. Pigg, of record in Book 5679, page 751, said Register's Office.

THE ABOVE DESCRIBED REAL PROPERTY IS FREE AND UNENCUMBERED EXCEPT AS FOLLOWS:

1. 1985 taxes constitute a lien, although not due and payable.

2. Vendor's lien retained in deed of record in Book 5679, page 751, said Register's Office, to The Diplomat Group, Ltd., to secure the payment of one note in the principal amount of $625,000.00 payable as set forth therein, inclusive of an underlying Deed of Trust of record in Book 4388, page 38, said Register's Office, to secure to Provident Trust Company, the payment of one note in the principal amount of $400,000.00 payable as set forth therein and having been assigned to Kansas City Life Insurance Company by instrument of record in

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Book 4388, page 44, said Register's Office; having been modified by instrument of record in Book 4388, page 44, said Register's Office; and having been further modified by instrument of record in Book 5679, page 771, said Register's Office, which also includes modification of the above referred to vendor's lien. (See instruments for complete terms and conditions as well as possible rights and options of mortgagee including rights respecting assumption of the debt secured thereby.)

3. Deed of Trust executed by The Diplomat Group, Ltd., a Tennessee Limited Partnership, to Dave Richardson, Trustee, of record in Book 5744, page 100, Register's Office for Davidson County, Tennessee, to secure to First American National Bank of Nashville, the payment of one note in the original principal amount of $150,000.00 payable as set forth therein. (See instrument for complete terms and conditions as well as possible rights and options of mortgagee including rights respecting assumption of the debt secured thereby.)

4. Limited Partnership Agreement of record in Book 5679, page 744, and amended in Book 5695, page 383, and Book 5722, page 136, said Register's Office.

5. Financing Statement of record in Book 5679, page 769, said Register's Office.

6. Lease Agreement between The Diplomat Apartments and Solon Automated Services dated July 12, 1979, and of record in Book 5701, page 988, said Register's Office.

7. The Plan of record in Book 4060, page 130, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line and a 10-foot public utility and drainage easement.

This is improved property, known as: Diplomat Apartments, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. We covenant that we 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 above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against every person whomever, claiming or to claim under the same, or any part thereof, by, from or under GRANTOR, but not otherwise.

WITNESS our hands this 1st day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE DIPLOMAT GROUP, LTD.,
A Tennessee Limited Partnership

BY: DIPLOMAT ASSOCIATES,
The General Partner

BY: Homer E. Chance
Homer E. Chance, Partner

BY: Randy E. Chance
Randy E. Chance, Partner

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IDENTIF. T REFERENCE

MAR 7 4 13 PM '85

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 1,200,000.00.

AFFIANT

Sworn to and subscribed before me,
this 1st day of March, 1985.

Ronald B. Bunch
NOTARY PUBLIC

My Commission Expires: 10-29-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000
Ronald B Bunch
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 85.
B. Edwards
Deputy Register

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HOMER E. CHANCE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of DIPLOMAT ASSOCIATES, the General Partner of THE DIPLOMAT GROUP, LTD., a Tennessee Limited Partnership, and that he as such Partner, being authorized so to do, 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 Hendersonville, Tennessee, this 1st day of March, 1985.

Ronald B. Bunch
NOTARY PUBLIC

My Commission Expires: 10-29-86

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RANDY E. CHANCE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of DIPLOMAT ASSOCIATES, the General Partner of THE DIPLOMAT GROUP, LTD., a Tennessee Limited Partnership, and that he as such Partner, being authorized so to do, 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 Hendersonville, Tennessee, this 1st day of March, 1985.

Ronald B. Bunch
NOTARY PUBLIC

My Commission Expires: 10-29-86

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

RECEIVED OF _____

FOR _____

BOOK 6506 PAGE 251

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

CO. 1,200,000.00

3120.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 3129.50-
6798A03/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 8: 7: 6: 8 0

IDENTIF. REFERENCE:

MAR 7 4 13 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 114036