Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Diplomat Limited c/o Dukes & Dukes, General Partner 329 Union Street Nashville, TN 37201	Same as Owner	Map 147-12 Parcel 70 Field Book #5D4-45660
This instrument prepared by: Boult, Cummings, Conners & Berry (JEM) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dukes & Dukes ("Grantor"), a Tennessee general partnership between Glenn G. Dukes and Buddy R. Dukes, has bargained and sold, and hereby transfers and conveys to Diplomat Limited, a Tennessee limited partnership ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

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 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.

3. Deed of Trust executed by The Diplomat Group, Ltd., a Tennessee limited partnership, to Dave Richardson, Trustee, of record in Book 5744,

03/14/3483.90- CHECK

3498

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.

4. Wrap-Around Deed of Trust and Security Agreement executed by Dukes & Dukes, a Tennessee general partnership, to Ronald B. Buchanan, Trustee, to secure to The Diplomat Group, Ltd. the payment of a "wrap" note in the original principal amount of $1,000,000.00, of record in Book 6506, page 252, said Register's Office.

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

6. Financing Statement of record in Book 6506, page 271, said Register's Office.

7. 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.

8. 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.

Grantor covenants with Grantee that the Property is free from encumbrances made by Grantor, except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 13th day of March, 1985.

DUKES & DUKES, a Tennessee General Partnership

By: _____
Glenn G. Dukes,
General Partner

By: _____
Buddy R. Dukes,
General Partner

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $1,334,000.00.

Affiant

[Subscribed and sworn to before me this 13 day of
[March, 1985.

Notary Public
My commission Expires: 4-20-86

This is improved property, known as The Diplomat Apartments, 333 Haywood Lane, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ANITA L. DANIEL, a Notary Public of the state and county aforesaid, personally appeared Glenn G. Dukes, 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 general partner of Dukes & Dukes, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as general partner.

WITNESS my hand and seal, this 13 day of March, 1985.

Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ANITA L. DANIEL, a Notary Public of the state and county aforesaid, personally appeared Buddy R. Dukes, 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 general partner of Dukes & Dukes, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as general partner.

WITNESS my hand and seal, this 13 day of March, 1985.

Anita L. Daniel
Notary Public

My Commission Expires: 4-10-86

EXHIBIT "A"

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 S 11° 59' East 152.0 feet; thence S 73° 25' West 104.59 feet; thence S 20° 35' 20" East 85.17 feet; thence; S 26° 22' East 258.33 feet; thence N 63° 38' East 65 feet; thence S 26° 22' East 151.00 feet; thence N 63° 38' East 162.00 feet; thence N 12° 51' 30" West 291.77 feet; thence N 89° 24' West 180.00 feet; thence N 11° 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 Dukes & Dukes, a Tennessee general partnership, by Special Warranty Deed of record in Book 6506, page 248, Register's Office for Davidson County, Tennessee.

189012

IDENTIF. REFERENCE

MAR 14 10 19 AM '05

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6510 PAGE 33

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
		1,334,000.00 CONV.		

3468.40 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 3483.90-
8498A03/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 0 1 2

IDENTIF. REFERENCE

MAR 14 10 19 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 115690