FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1985

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark Westlake, Tune, Entrekin & White, 21st Floor, First American Ctr., Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summerplace Apartments, Ltd. (NAME)		Map 61, Par. 72
c/o F. Buck Gibbs (NAME)	— SAME — (NAME)	
3447 East Texas (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Bossier City, LA 71111 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Katai, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Summerplace Apartments, Ltd., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See the attached Exhibit A.

I 9 7 5 6 8

IDENTIF. REFERENCE

APR 18 10 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

04/18 149.50 CHECK

This is improved ( ) unimproved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of March, 1985

Katai, Inc.

by Carl E. Turner, Pres.

3195

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, JULIE BARR, a Notary Public within and for the State and County aforesaid, personally appeared Carl E. Turner and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths), acknowledged (himself) (themselves) to be the President and _____ respectively of the Katai, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Carl E. Turner as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 29th day of March, 1985

My commission expires April 19, 1987

JULIE BARR NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

WARRANTY DEED

FROM

KATAI, INC.

TO

SUMMER PLACE APARTMENTS, LTD.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 22, 1983, as follows:

Beginning at a concrete monument on the southerly right-of-way line of Hart Lane west of Ellington Parkway that is 90' right of centerline station 44+00 Hart Lane and proceeding as follows:

Thence, with a fence S 38° 49' 30" E 173.51 feet to a concrete monument;

Thence, with a fence S 7° 55' 40" E 57.81 feet to a corner post, the northeast corner of a tract conveyed to Sessions Sealing and Maintenance by deed recorded in Book 5237, Page 868, R.O.D.C., TN.;

Thence, with a fence and Sessions' north line N 82° 52' 05" W 103.76 feet to a corner post;

Thence, with a fence and Sessions' west line S 7° 54' 52" W 254.03 feet to a corner post, the northeast corner of Shepardwood Subdivision, Section Two;

Thence, with a fence and the north line of Shepardwood N 79° 22' 19" W 126.48 feet to a concrete monument at the northeast corner of a tract conveyed to Metropolitan Government by Deed recorded in Book 5238, Page 307, R.O.D.C., TN;

Thence, with a fence and the north line of Metropolitan, the following 3 calls:

a. Thence, N 81 34' 18" W 233.97 feet to a post;
b. Thence, N 84° 27' 57" W 494.21 feet to a post;
c. Thence, N 85° 52' 39" W 196.81 feet to a concrete monument at the northeast corner of Shepardwood Subdivision, Section ONE;

Thence, with a fence and the north line of Shepardwood One N 84° 58' 27" W 179.29 feet to a concrete monument;

Thence, with a fence and the east lines of J. D. Burchard, Lucien and Oliver Dale, and Jackie R. Robertson N 9° 50' 32" E 867.68 feet to an iron pin on the southerly right-of-way line of Hart Lane;

Thence, with said line in a southeasterly direction and a 2832.79 foot radius curve to the right 642.81 feet to a concrete monument, said curve has a chord bearing and distance of S 70° 07' 20" E 641.44 feet;

Thence, S 52° 38' 17" E 400.67 feet to a concrete monument;

Thence, with a fence S 60° 39' 54" E 199.31 feet to the point of beginning and containing 19.04 Acres, more or less.

Being part of the same property conveyed to KATAI, Inc., a Tennessee Corporation by deed from David Hugh Thompson and Bonnie Lewis Thompson of record in Book 6088, page 312, Register's Office for Davidson County, Tennessee.

Subject to the following exeptions:

Slope and drainage easement as set forth in Final Judgment of record in Book 5526, page 854, said Register's Office, said easement located at northwest corner and along the north boundary along Hart Lane as shown on Ragan-Smith-Murphy & Associates, Inc. survey dated April 4, 1985.

Subject to a control access fence on the southerly margin of Hart Lane and easterly margin of access road, as shown on survey by Ragan-Smith-Murphy & Associates, Inc., dated August 22, 1983.

Survey made by Ragan-Smith-Murphy & Associates, Inc., revised, dated April 4, 1985, shows a 15-foot easement agreement for gas line along the southerly boundary of premises.

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

400000.00- CAMT.
1040.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1049.50-
9195A04/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.9.7.5.6.8

IDENTIF. REFERENCE

Apr 18 10 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126100