This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

Randall Phillips Builders, Inc.

TO

Picadilly Apartments II, A Joint Venture

For draftsman's use
Prepared by
Schulman LeRoy & Bennett P.C.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Picadilly Apartments II	Same (NAME)	Map 26
A Joint Venture	(STREET ADDRESS)	Par of Parcel
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)		5
Nashville, Tn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
J02929
IDENTIF. REFERENCE
MAY 8 2 39 PM
REGISTER DAVIDSON COUNTY, TENN.
$ 150.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 1985

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation, has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said PICADILLY APARTMENTS II, A Joint Venture composed of Randall Phillips, Harry Edward Phillips, Randall Lee Phillips and Randall Phillips Builders, Inc., its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached Exhibit A.

This conveyance is made subject to 20 foot sanitary sewer easement of record in Book 6117, page 287, Register's Office for Davidson County, Tennessee and a 10 foot water line easement along the easterly line of said property of record in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

3022

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This is unimproved (XX) improved ( ) property, known as Bowen Campbell Road, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PICADILLY APARTMENTS II, A Joint Venture composed of Randall Phillips, Harry Edward Phillips, Randall Lee Phillips and Randall Phillips Builders, Inc., its successors ~~heirs~~ and assigns, forever.

And it ~~do~~ does covenant with the said Picadilly Apartments II,

that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth and taxes for the year 1985, subject to which this conveyance is executed.

And Randall Phillips Builders, Inc.
~~do~~ does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Picadilly Apartments II, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of May, 1985

RANDALL PHILLIPS BUILDERS, INC.

By: Randall Phillips, President
Randall Phillips, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared Randall Phillips

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Randall Phillips Builders, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of May, 1985.

Notary Public

Commission Expires 7-18-87

EXHIBIT A

A tract of land in the 2nd Civil District of Metropolitan Nashville, Davidson County, in the corporate limits of Goodlettsville, Tennessee, being more particularly described as follows:

Beginning at a point in the South right-of-way line of Bowen-Campbell Drive, being the Northeast corner of Tract 5, and the Northwest corner of the herein described tract, the corner being an iron pin (set); thence North 85° 52' 42" East, 283.11 feet along the South right-of-way of Bowen-Campbell Drive, to an iron pin (set); thence, along a curve to the left, also being the South right-of-way of Bowen-Campbell Drive, a chord distance of 480.81 feet to an iron pin (found), said curve having a radius of 1069.00 feet and a central angle of 25° 59' 33"; thence South 30° 56' 39" East, 105.56 feet along a line between said property and the property owned by Windsor Green Phase I-Section I, Book 6250, page 31, Register's Office for Davidson County, Tennessee, to an iron pin (Found); thence, South 5° 56' 36" East, 702.20 feet, along a line between said property and the property owned by Windsor Green Phase I-Section I to an iron pin (found); thence, South 5° 52' 06" East, 209.35 feet, along a line between said property and the property owned by Bobby Eugene Rager, Book 4936, page 245, Register's Office for Davidson County, Tennessee to an iron pin (set); thence, along a curve to the right, also being a line between said parcel and the property owned by Rivergate Limited, Book 6100, page 610, Register's Office for Davidson County, Tennessee, a chord distance of 224.49 feet, to an iron pin (set), said curve having a radius of 1343.96 feet and a central angle of 9° 34' 54"; thence South 38° 19' 27" West, 310.59 feet, along a line between said property and the property owned by Rivergate Limited, to an iron pin (set); thence, North 67° 20' 18" West, 521.89 feet, along a line between said property and the property owned by Joe Vickers Youth Center, Goodlettsville Cumberland Presbyterian Church, Book 6100, page 606, Register's Office for Davidson County, Tennessee, to an iron pin (set); thence North 4° 07' 18" West, 726.38 feet, along a line between said property and the property owned by Joe Vickers Youth Center and Tennessee Trust Co., Book 6106, page 122, Register's Office for Davidson County, Tennessee, to the point of beginning, and containing 701,082 square feet or 16.09 acres, more or less.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee, with full power, of record in Book 6100, page 615, Register's Office for Davidson County, Tennessee.

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

150000.00- CONT.
390.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 399.50-
6822A05/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J02929

IDENTIF. REFERENCE

MAY 8 2 39 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 132555