This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,889.03

Margrette D. Woodroof
Affiant

Subscribed and sworn to before me, this 14th day of August, 1985.

Mona Inman
Notary Public

My Commission expires: 4-17-88

RUSH
2845.2
IDENTIFICATION REFERENCE
AUG 14 12 35 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Pebble Creek Apartments, Ltd., a Tennessee Limited Partnership 1798 Wilson Parkway Fayetteville, TN 37334	Same	149-230 149-12

WARRANTY DEED

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, I, MARGRETTE D. WOODROOF, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PEBBLE CREEK APARTMENTS, LTD, a Tennessee Limited Partnership, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit "A" for a more complete description.

Being the same property conveyed to R. B. Woodroof and wife, Margrette D. Woodroof, by deed from Randall Phillips Builders, Inc., a Tennessee Corporation of record in Book 6228, page 984, Register's Office for Davidson County, Tennessee and a portion of the property conveyed to R. B. Woodroof and wife, Margrette D. Woodroof by deed from Mildred McEwen Davis of record in Book 6133, page 639, Register's Office for Davidson County, Tennessee. The said R. B. Woodroof having since died.

This property is unencumbered except for the following:

1. The survey by James L. Terry & Associates designated as F.H.A. Project No. 086-35213-PM dated March 17, 1985, revised March 30, 1985, revised May 15, 1985 and revised July 11, 1985 and revised July 27, 1985 shows a 15 foot easement for public utilities and drainage along the entire west line of property, and drainage easements numbers 1 - 5 as shown on said survey.

2. 1985 taxes, which have been prorated and assumed by Grantee.

This is ( ) improved property, known as: Una - Antioch Pike
(X) unimproved (House Number) (Street)

Antioch, Tennessee
(P. O. Box) (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, theirs 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 our hands this 14 day of August, 1985.

Margrette D. Woodroof
Margrette D. Woodroof

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margrette D. Woodroof, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1985.

Mona Inman
Notary Public

MONA INMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-17-88

LEGAL DESCRIPTION

PEBBLE CREEK APARTMENTS

NASHVILLE, TENNESSEE

Being a 12.80 acre (557,505 square feet) tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Said tract further described as being the property conveyed to R. B. Woodroof in Book 6228, Page 984, and a portion of the property conveyed to R. B. Woodroof in Book 6133, Page 639, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the westerly margin of Una Antioch Pike, said corner further described as lying 336.2 feet southwest of the intersection of the westerly margin of Una Antioch Pike and the centerline of Pebble Creek Drive; thence leaving the said margin of Una Antioch Pike and running with the northerly line of said Barclay Square, section 2, as follows: north 60 degrees, 36 minutes, 43 seconds west a distance of 100.00 feet to a point; thence south 71 degrees, 48 minutes, 25 seconds west a distance of 94.84 feet to a point; thence north 87 degrees, 58 minutes, 30 seconds west a distance of 197.22 feet to a point; thence running with the said northerly line of section 2 and the northerly line of Barclay Square, section 3, as of record in Book 4675, Page 154, Register's Office of Davidson County, Tennessee as follows: north 72 degrees, 59 minutes, 24 seconds west a distance of 456.52 feet to a point; thence north 63 degrees, 43 minutes, 45 seconds west a distance of 112.28 feet to a point; thence north 59 degrees, 44 minutes, 12 seconds west a distance of 97.38 feet to the centerline of Volunteer Drive; thence leaving the said line of Barclay Square, section 3, and running with the centerline of Volunteer Drive south 30 degrees, 15 minutes, 48 seconds west a distance of 41.48 feet to a point lying on the northerly line of Terragon Trails, Section 1, as of record in Book 4860, Page 61, Register's Office of Davidson County, Tennessee; thence running with the said line of Terragon Trails north 59 degrees, 44 minutes, 12 seconds west a distance of 130.87 feet to a point lying on the easterly line of the Baker Woodroof property as of record in Book 6365, Page 232, Register's Office of Davidson County, Tennessee; thence running with the said line of the Baker Woodroof property north 2 degrees, 53 minutes, 47 seconds east a distance of 400.10 feet to a point lying on the westerly line of the R. B. Woodroof property as of record in Book 6133, Page 639, Register's Office of Davidson County, Tennessee; thence running with the southerly line of the said Woodroof property as follows: south 77 degrees, 17 minutes, 52 seconds east a distance of 1208.13 feet to a point; thence south 60 degrees, 12 minutes, 44 seconds east a distance of 150.00 feet to a point lying on the westerly margin of Una Antioch Pike; thence running with the said margin of Una Antioch Pike south 29 degrees, 47 minutes, 16 seconds west a distance of 394.39 feet to the beginning of a curve; thence around said curve, having a radius of 992.00 feet, to the left a distance of 6.92 feet to the point of beginning, containing 12.80 acres (557,505 square feet).

EXHIBIT "A"

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

230889.03- CAMT.
600.34 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 609.84-
7296A08/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28452

IDENTIFICATION REFERENCE

AUG 14 12 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163251