THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 B018

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Residential Partners 4, LTD. 51 Lindsley Avenue Nashville, Tennessee 37210	Same	103-1-73 8DA-48150

WARRANTY DEED

BOOK 6870 PAGE 180

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Drakes Branch Associates, a general partnership composed of Robert R. Mallory and S. Dan Anderson and Robert B. Campbell, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Residential Partners 4, LTD., a Limited Partnership composed of Robert R. Mallory and S. Dan Anderson, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the plan of Revised Neighborly Avenue Subdivision, of record in Book 6050, page 174, Register's Office for said County.

SAID Lots Nos. 1 and 2 front together 90.00 feet on the northeasterly margin of Neighborly Avenue and extends back 178.91 feet on the northwesterly line and 174.44 feet on the southeasterly line to a dead line in the rear, measuring a total of 141.60 feet thereon.

BEING the same property conveyed to Drakes Branch Associates by deed from Lucile Hutcherson, a widow, of record in Book 6355, page 639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 6211/6213 Neighborly Avenue, and 6215/6217 Neighborly Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of September, 1985.

DRAKES BRANCH ASSOCIATES, a general partnership

BY: Robert R. Mallory
Robert R. Mallory, Partner

BY: S. Dan Anderson
S. Dan Anderson, Partner

BY: Robert B. Campbell
Robert B. Campbell, Partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

RECEIVED FOR RECORD
OCT 2 1985
AT 2:10 O'CLOCK P.M.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5870 PAGE 181

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

4081 2
IDENTIFICATION REFERENCE
OCT 1 3 20 PM '85
FELIX Z. PASSON II REGISTER
DAVIDSON COUNTY, TN

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of September, 19 85.

_____
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert R. Mallory and S. Dan Anderson,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of Drakes Branch Associates, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners. Witness my hand and official seal, this 30th day of September, 1985.

* and Robert B. Campbell,

_____
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:

DRAKES BRANCH ASSOCIATES

to:

RESIDENTIAL PARTNERS 4, LTD.

dp

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-24216)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6670 PAGE 182

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

117000.00- CONT.
304.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 310.70-
2251A10/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 8 1 2

IDENTIFICATION REFERENCE

OCT 1 3 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177832