This instrument prepared by R. Horton Frank, III, Attorney, 13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Richard N. Blackburn 4427 East Brookfield Dr. Nashville, TN 37205	Same	Map 72-4 Par. 215 Field BK 15DZ20460

For and in consideration of the sum of One Hundred Ninety-Five Thousand Dollars ($195,000.00) cash in hand paid by the Grantee herein and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, including the assumption by Grantee of a certain indebtedness to Reynold Bubis and Edward T. Goldstein and Dorothy S. Goldstein, Trustees secured by a Deed of Trust of Record in Book 5943, page 749, Registers Office of Davidson County, Tennessee which Grantee by his acceptance hereof agrees to pay in accord with the existing terms of the indebtedness and said Deed of Trust, Ardee Terrace, Ltd. a Tennessee Limited Partnership, has this day bargained and sold, and does hereby transfer and convey unto the said Richard N. Blackburn, the Grantee herein, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee being the northwest part of Lot No. 4, all of Lot No. 5, part of Lot No. 6, Block "F" Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, and the east part of Lots Nos. 21, 22 and 23, Block "A", Inglewood Terrace, of record in Book 1130, page 1,said Register's Office, and described according to a survey made by John B. Kohl, III, dated September 7, 1982, as follows:

Beginning at an iron pin in the westerly margin of Ardee Avenue, 295.33', more or less, north of McGavock Pike; thence South 56 degrees 13'52" West, 150.27 feet to an iron pin; thence with the west line of Country Club Estates Subdivision, South 36 degrees 12'05" East, 132.63 feet to an iron pin in the line between Lot No. 23 of Inglewood Terrace and Lot No. 3 of Country Club Estates; thence South 48 degrees 51'25" West, 205.27 feet to an iron pin; thence North 40 degrees 01'50" West, 58.5 feet to an iron pin; thence North 0 degrees 15'16" East, 148.0 feet to an iron pin; thence North 40 degrees 28'03" West, 279.72 feet to an iron pin; thence North 50 degrees 02'24" East, 141.59 feet to an iron pin, thence South 36 degrees 12'05" East, 51.04 feet; thence North 54 degrees 57'37" East, 25.80 feet; thence South 34 degrees 58' 58" East, 74.88 feet to an iron pipe; thence North 55 degrees 00' 48" East, 129.98 feet to an iron pin in the westerly margin of Ardee Avenue; thence South 35 degrees 00'00" East, with the westerly margin of Ardee Avenue, 192.57 feet to the point of beginning.

Being the same property conveyed to Ardee Terrace Ltd., a Tennessee Limited Partnership, by deed from Reynold Bubis and Edward T. Goldstein and Dorothy S. Goldstein, Trustees, of record in Book 5943, page 745, Register's Office for Davidson County, Tennessee.

42574

IDENTIFICATION REFERENCE

Oct 7 3 05 PM '85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of October, 1985.

Notary Public

My Commission Expires:

7-27-86

This is improved property known as River Terrace Apartments, 1446 Ardee Avenue, Nashville, Tennessee.

To Have and To Hold said real estate, with the appurtenances, estate, title and interest belonging to the said Richard N. Blackburn, his heirs and assigns forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for easements or claims not of record; taxes for 1985 which have been prorated and assumed by the Grantee; restrictive covenants of record in Book 967, Page 707, Book 1019, Page 300, Book 1110, Page 627, Book 1115, Page 17, and Book 1066, Page 437; the plan of record in Book 1130, Page 1 including owner's certificate, thirty foot minimum building set-back line from Golf Street, and a ten foot easement for public utility and drainage; easement for ingress and egress of record in Book 3317, Page 375; easement for sanitary sewer and/or storm drainage of record in Book 4097, page 269 and Book 4097, Page 271; easement for flow of creek not of record; claims, if any, by adjacent property owners for prescriptive easements and/or adverse possession pertaining to the southeast portion of the property on which is located two sheds,a pet shelter, concrete walk and wire fence by virtue of the existence of those improvements all as shown on survey of John B. Kohl, registered land surveyor, dated September 7, 1982; deed of trust executed by Terrance Cobb, General Partner, Ardee Terrace, Ltd., a Tennessee Limited Partnership, to John A. Gupton, III, Trustee of Record in Book 5943, Page 749, to secure to Reynold Bubis and Edward T. Goldstein and Dorothy S. Goldstein, Trustees the payment of a note dated September 30, 1982 in the original principal amount of $240,000.00; financing statement of record in Book 5943, Page 756, and any discrepencies or other facts which would be revealed by an accurate survey of the premises. All items set forth above which are of record, are recorded at the Books and Pages indicated in the Register's Office of Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Richard N. Blackburn, his heirs, representatives and assigns, against the lawful claims of all persons, except as herein limited. All warranties of Grantor

herein contained are expressly limited to those persons claiming by, through or under Ardee Terrace, Ltd., a Tennessee Limited Partnership.

Ardee Terrace, Ltd.,
A Tennessee Limited Partnership

BY: _____
Terrence L. Cobb,
General Partner

BY: _____
Walter L. Timmons, Jr.
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES B. REASOR, JR., a Notary Public in and for said county and state, the within named Walter L. Timmons, Jr. and Terrence L. Cobb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the General Partners of Ardee Terrace Ltd., have the requisite authority to execute this instrument on behalf of the Grantor, and have so executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 30th day of SEPTEMBER, 1985.

_____
Notary Public

My Commission Expires: 7-27-86

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6676 PAGE 355

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

435000.CO- CAMT.
1131.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1140.50-
4305A10/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42574

IDENTIFI REFERENCE

OCT 7 3 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179841