THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

B0746 JVC

BOOK 6735 PAGE 824

GENERAL WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
THE TENNESSEE CANDLEWOOD GROUP, LTD. 608 Gallatin Road, North Madison, Tennessee 37115	SAME	Map & Parcel: 147-2-163

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including a purchase money Deed of Trust and Security Agreement in the original principal amount of One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00), the receipt of which is hereby acknowledged, JOANNE F. WILT, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto THE TENNESSEE CANDLEWOOD GROUP, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being described according to a survey by Ragan-Smith-Murphy & Associates, dated December 10, 1985, that is more fully described as follows:

BEGINNING at an existing iron pin the northerly right-of-way line of Harding Place, an 80 foot road, said iron pin being westerly 192.69 feet, more or less, from the center-line of Shadescrest Drive, said iron pin also being the southeasterly corner of Caldwell Court Condominiums, of record in Deed Book 6188, page 744, Register's Office for Davidson County, Tennessee, and the southwesterly corner of the herein described tract; thence,

1. Leaving the northerly line of Harding Place with the common line of said Caldwell Court and the herein described tract, N 4°00'18" E, 500.25 feet to an existing concrete monument in the southerly line of Abbay Hall, Section Two, of record in Plat Book 2331, page 38, Register's Office for Davidson County, Tennessee; thence,

2. With the common line of said Abbay Hall and the herein described tract, S 86°31'46" E, 465.14 feet to an existing concrete monument in the northwesterly corner of Section Two, Battery Crest, of record in Plat Book 2900, Page 132, Register's Office for Davidson County, Tennessee; thence,

3. With the common line of said Battery Crest and the herein described tract, S 3°59'54" W, 484.60 feet to an existing concrete monument in the northwesterly line of aforementioned Harding Place; thence,

4. With said northerly line of Harding Place in a westerly direction with a 2824.79-foot radius curve to the right, 339.54 feet to an existing concrete monument, said curve having a chord bearing and distance of N 89°25'03" W, 339.34 feet; thence,

5. Leaving said curve and continuing with the northerly line of Harding Place, said line being non-tangent to previously described curve, N 85°52'23" W, 126.45 feet to the point of beginning and containing 5.32 acres (231,531 square feet), more or less.

BEING the same property conveyed to Joanne F. Wilt by deed from Coleman Insurance Company, of record in Book 4694, page 618, Register's Office for Davidson County, Tennessee.

GRANTOR represents that the above described property is not her principal residence; that Grantor's principal residence, which is located at 4417 Shepard Place, Nashville, Tennessee, is owned by Grantor and her husband.

ANY and all buildings and improvements on the above described premises are and shall remain real property.

THE ABOVE DESCRIBED REAL PROPERTY IS FREE AND UNENCUMBERED EXCEPT AS FOLLOWS:

1. Easement for sanitary sewers and/or storm drainage granted the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4895, page 832, Register's Office for Davidson County, Tennessee.

2. Easement for sewer granted First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District) by grant from C. M. Gooch, Jr. and wife, of record in Book 4490, page 200, Register's Office for Davidson County, Tennessee.

This is improved property, known as: The Candlewood Apartments, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. GRANTOR covenants that she 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 as set forth above. GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against all persons whomever.

CANDLEWOOD JOINT VENTURE, a Tennessee Joint Venture comprised of Joanne F. Wilt, Sam F. Coleman, Ann G. Coleman, Darthea T. Coleman and Nancy Coleman Deaton, joins in this instrument for the purpose of conveying whatever interest it may have, if any.

WITNESS my hand this 12th day of December, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joanne F. Wilt
JOANNE F. WILT

CANDLEWOOD JOINT VENTURE

BY: Joanne F. Wilt
Joanne F. Wilt

BY: Robert T. Coleman, Attorney in Fact
Sam F. Coleman
By: Robert T. Coleman, Attorney in Fact

BY: Ann G. Coleman
Ann G. Coleman

BY: Robert T. Coleman, Attorney in Fact
Darthea T. Coleman
By: Robert T. Coleman, Attorney in Fact

BY: Robert T. Coleman Attorney in Fact
Nancy Coleman Deaton
By: Robert T. Coleman, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Robert T. Coleman
AFFIANT

Sworn to and subscribed before me, this 12th day of December, 1985.

Karen L Scherer
NOTARY PUBLIC
My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared ANN G. COLEMAN and JOANNE F. WILT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of December, 1985.

Karen L Schorer
Notary Public

My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned officer, personally appeared ROBERT T. COLEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the foregoing instrument as Attorney-in-Fact for SAM F. COLEMAN, DARTHEA T. COLEMAN, and NANCY COLEMAN DEATON, and who, upon oath acknowledged that he executed the same as the free act and deed of each of his principals for the purposes therein contained, by signing the names of said principals by himself as Attorney-in-Fact.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of December, 1985.

Karen L Schorer
Notary Public

My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared ANN G. COLEMAN and JOANNE F. WILT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be joint venturers of CANDLEWOOD JOINT VENTURE, the within named bargainor, a Tennessee joint venture, and that they as such joint venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by themselves as joint venturers.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of December, 1985.

Karen L Schriver
Notary Public

My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public for the county and state aforesaid, personally appeared ROBERT T. COLEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney-in-Fact for SAM F. COLEMAN, DARTHEA T.COLEMAN, and NANCY COLEMAN DEATON, joint venturers of CANDLEWOOD JOINT VENTURE, the within named bargainor, a Tennessee joint venture, and that he, as such Attorney-in-Fact, executed the foregoing instrument in behalf of said joint venturers, acknowledging the same to be the free act and deed of said joint venturers, for the purposes therein contained, by signing the name of the joint venturer by himself as Attorney-in-Fact for such joint venturers.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of December, 1985.

Karen L Schriver
Notary Public

My Commission Expires: 9-9-89

IDENTIFICATION REFERENCE
DEC 13 2 32 PM '85
6 1 2 2 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5735 PAGE 828

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
	CO	2.100.000.00		
			5460.00 CSTAX	
			.50 PRFE	
			12.50 MORT	
			CHECK 5473.00-	
6462A	12/13/85		BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 2 2

IDENTIFICATION REFERENCE

DEC 13 2 32 PM '85

FELIX Z. WILSON
REGISTER

No. 201462