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

BOOK 6746 PAGE 984

GENERAL WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
RIVER PARK APARTMENTS, LTD. c/o John F. Roper 428 Wilson Pike Circle Brentwood, Tennessee 37027	SAME	Map 81-2 Parcel 175

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including assumption of a Wrap-Around Deed of Trust and Security Agreement in the original principal amount of One Million Four Hundred Seventy-five Thousand and 00/100 Dollars ($1,475,000.00), recorded in Book 5879, page 910, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, RIVER PARK, LTD., a Tennessee limited partnership, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto RIVER PARK APARTMENTS, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING part of Tracts 7, 8 and 9 on the Map of G. W. Ankenbauer Estate, as divided in Chancery Court under Rule Number 65611, described according to a survey made by Michael V. Holmes & Associates, Inc. on December 26, 1985, as follows:

BEGINNING at a point in the westerly margin of 28th Avenue North, said point being South 34°10'00" West 228.36 feet from the point of intersection of the westerly margin of 28th Avenue North and the southerly margin of Clarksville Pike; thence South 34°10'00" West 3.71 feet to an iron pin; thence with a curve to the left (having a central angle of 05°50'26" and a radius of 476.74 feet) 48.60 feet to an iron pin; thence leaving margin of 28th Avenue North, North 77°03'00" West 795.39 feet to an iron pin; thence North 34°10'00" East 393.20 feet to an iron pin; thence South 55°50'00" East 550.00 feet to an iron pin; thence South 34°10'00" West 126.50 feet to an iron pin; thence South 77°03'00" East 202.74 feet to an iron pin; said pin being the point of beginning, containing 167,636.50 square feet or 3.848 acres.

BEING all of the same property conveyed to River Park, Ltd. by deed from River Park Properties, of record in Book 5879, page 905, Register's Office for Davidson County, Tennessee.

ANY and all buildings and improvements on the above described premises are included in this conveyance.

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

1. Deed of Trust executed by John T. Brown, Jr., to Miller Kimbrough, Trustee, of record in Book 4728, page 236, said Register's Office, to secure to Kimbrough-Kavanaugh & Associates, Inc. the payment of one note dated July 16, 1973, in the principal amount of $635,000.00, payable as set forth therein.

2. Wrap-Around Deed of Trust executed by River Park Properties, a Tennessee General Partnership, to E. A. Covington, Jr., Trustee, of record in Book 5835, page 845, said Register's Office, to secure to Security Federal Savings & Loan Association the payment of one note dated December 30, 1981, in the principal amount of $1,000,000.00, payable as set forth therein.

3. Wrap-Around Deed of Trust and Security Agreement executed by River Park, Ltd., a Tennessee Limited Partnership, to Dale L. Stegall, Trustee, of record in Book 5879, page 910, said Register's Office, to secure payment to River Park Properties, a partnership, of one note dated April 29, 1982, payable as therein specified.

4. Tennessee Deed of Trust executed by River Park, Ltd., a Tennessee Partnership, to James R. White, Trustee, of record in Book 5879, page 929, said Register's Office, to secure payment to First American Bank of Nashville, N.A., subject to the terms and conditions contained therein.

5. Financing Statement filed under the Uniform Commercial Code by River Park, Ltd., a Tennessee Limited Partnership, to River Park Properties, of record in Book 5879, page 927, said Register's Office.

6. Financing Statement filed under the Uniform Commercial Code by John P. Brown, Jr., to Kimbrough-Kavanaugh & Associates, Inc., of record in Book 4728, page 246, said Register's Office.

7. Financing Statement filed under the Uniform Commercial Code by River Park Properties, a Tennessee General Partnership, to Security Federal Savings & Loan Association, of record in Book 5835, page 870, said Register's Office.

8. Wrap-Around Collection Agreement executed by and between River Park Properties, a Tennessee General Partnership, and Security Federal Savings & Loan Association, of record in Book 5835, page 866, said Register's Office.

9. Notice Agreement by and among River Park Properties, a partnership, River Park, Ltd., a Tennessee Limited Partnership, and Security Federal Savings & Loan Association of Nashville, of record in Book 5879, page 896, said Register's Office.

10. Right-of-way easement granted to Colonial Pipeline Company, of record in Book 3648, page 88, and amended in Book 434, page 18, said Register's Office.

11. Agreement for dedication of easement for sanitary sewers and/or storm drainage, of record in Book 4166, page 30, said Register's Office.

12. Roadway and utility easement granted to Roscoe B. McDowell, Sr., Robert A. McDowell, Sr. and Charles W. McDowell, Sr., of record in Book 4238, page 561, said Register's Office.

13. Title to that portion of subject project embraced within the right of way of 28th Avenue, North.

14. Easement for 48 inch force main sewer line as of record in Book 2443, page 297, said Register's Office.

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This is improved property, known as: The River Park 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 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 as set forth above. GRANTOR further covenants and binds itself, its 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.

WITNESS my hand this 27th 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.

RIVER PARK, LTD.,
a Tennessee Limited Partnership

BY: _____
Jim Beuerlein
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

_____
AFFIANT

Sworn to and subscribed before me,
this 27th day of December, 1985.

_____
NOTARY PUBLIC
My Commission Expires: 9-9-89

RUSH

FILED FOR RECORD
DEC 27 12 52 PM '85
FELIX Z. WELSCH, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
6 4 2 4 5

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared JIM BEUERLEIN, 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 General Partner in RIVER PARK. LTD., a Tennessee limited partnership, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of December, 1985.

_____
NOTARY PUBLIC

My Commission Expires: 9-9-89

BOOK 674 PAGE 937

GENERAL WARRANTY DEED

FROM:

RIVER PARK, LTD.,
a Tennessee Limited
Partnership

TO:

RIVER PARK APARTMENTS,
a Tennessee Limited
Partnership

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

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

BOOK 6740 PAGE 988

RECEIVED OF _____

FOR _____

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
		2,000,000.00 CONV.		

[illegible] .00 CO TAX
.50 [illegible]
10.00 MO TX
CHECK [illegible] 30-
0371A12/27/05 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 2 4 5

IDENTIFICATION/REFERENCE

DEC 27 12 32 PM '05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 205260