BOOK 6749 PAGE 575

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
The Autumn Chase Group, Ltd. 608 Gallatin Road, North Madison, TN 37115	Same	Map 25-08 Parcel 51

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Rivergate Apartments, a partnership composed of Benjamin F. Byrd, Jr. and Daniel M. Van Sant, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto The Autumn Chase Group, Ltd., a Tennessee limited partnership, with Chance and ~~Chance~~ Associates as the general partner (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,900,000.

X Homer E. Chance
Affiant

Subscribed and sworn to before me this 30th day of December, 1985.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/87

6484 IDENTIFICATION REFERENCE

DEC 30 3 46 PM '85
FELIX G. WILSON REGISTER
DAVIDSON COUNTY, TN

2. An easement for sanitary sewers granted to The City of Goodlettsville by instruments of record in Book 4363, pages 137 and 139, said Register's Office.

This is improved property, known as Rivergate Apartments, 110 Harris Street, Goodlettsville, 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 successors and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th 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.

RIVERGATE APARTMENTS, a partnership composed of Benjamin F. Byrd, Jr. and Daniel M. Van Sant

By: _____
Benjamin F. Byrd, Jr.

By: _____
Daniel M. Van Sant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public of the state and county aforesaid, personally appeared Benjamin F. Byrd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Rivergate Apartments, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 30th day of December, 1985.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public of the state and county aforesaid, personally appeared Daniel M. Van Sant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Rivergate Apartments, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 30th day of December, 1985.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/87

EXHIBIT "A"

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated December 12, 1985, and revised December 26, 1985, and known as Job No. 85-579, as follows:

BEGINNING at an existing iron pin, said point of beginning being the Northeast corner of this tract and also being the Northwest corner of the Fisher property of record in Book 6254, page 772, Register's Office for Davidson County, Tennessee, thence with Fisher's line in part S01°52'36"W 300.00' to an iron pin; thence with the line of the James King property of record in Book 4436, page 118, said Register's Office, S21°05'20"W 90.08' to an iron pin; thence S12°26'14"W 108.00' to an existing iron pin in the northerly line of the Goodlettsville First Baptist Church property of record in Book 2902, page 641, said Register's Office; thence with the said Church property N79°25'12"W 628.41' to an iron pin set in the line of the Ranchwood Estates of record in Book 2900, page 125, said Register's Office; thence with the line of the said subdivision N18°34'00"E 186.10' to an iron pin; thence leaving the said subdivision and with the line of the J. W. Harris Subdivision of the Clark Home Place of record in Book 547, page 46, said Register's Office, S81°10'53"E 223.02' to an iron pin; thence N01°52'34"E 99.99' to an iron pin; thence S80°11'24"E 199.60' to an iron pin; thence N01°52'36"E 200.00' to an iron pin set on the southerly margin of Harris Street; thence with the southerly margin of Harris Street S80°11'24"E 200.00' to the point of beginning, containing 4.550 acres, more or less.

BEING the same property conveyed to Benjamin F. Byrd, Jr., individually, 10%, and Rivergate Apartments, a partnership composed of Benjamin F. Byrd, Jr. and Daniel M. Van Sant, 90%, by deed from Thomas E. Ervin; Jere M. Ervin and wife, Linda M. Ervin; and J. Fred Landers and wife, Dorothy Landers, of record in Book 4763, page 249, said Register's Office; and by Quitcliam Deed of record in Book 6718, page 790, said Register's Office, Benjamin F. Byrd, Jr., individually, conveyed his 10% interest in subject property to Rivergate Apartments, a partnership composed of Benjamin F. Byrd, Jr., and Daniel M. Van Sant.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6749 PAGE 579

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
		1,900,000.00 cons.		
		4940.00	COTAX	
		.50	PRFEE	
		12.00	MOTX	
			CHECK	4952.50-
		1169A12/30/85 BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 8 4 8

IDENTIFICATION REFERENCE

Dec 30 3 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206030