86-736

This Instrument Was Prepared By:
Claiborne K. McLemore III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6752 PAGE 849

Address New Owner(s):	Send Tax Bills to:	Map/Parcel Nos:
Brittany Hall Apartments I, Limited, a Tennessee limited partnership c/o Dukes & Dukes, General Partner 329 Union Street Nashville, TN 37201	Same	106-79 106-81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MILLWOOD MANOR APARTMENTS, a limited partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brittany Hall Apartments I, Limited, a Tennessee limited partnership (the "Grantee"), its successors and assigns, all the real estate described on the attached Exhibit "A", the terms of which are hereby incorporated herein by reference.

This is improved property known as 120 Millwood Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND 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 herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31st day of December, 1985.

MILLWOOD MANOR APARTMENTS,
a limited partnership

By: Robert D. Short, Jr.
Robert D. Short, Jr., General Partner

By: Raymond L. Danner by G. Mitch Sullivan attorney-in-fact
Raymond L. Danner, Limited Partner

6.514 77

IDENTIFICATION REFERENCE

DEC 31 5 15 PM '85

FEE $ 2 RECEIVED AND RECORDED IN REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert D. Short, Jr. and G. Mitch Tillman, the attorney-in-fact for Raymond L. Danner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partner and attorney-in-fact for the Limited Partner, respectively, of the Millwood Manor Apartments, the within named bargainor, a limited partnership, and that they as such General Partner and attorney-in-fact for the Limited Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by themselves as General Partner and attorney-in-fact for the Limited Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of December, 1985.

Notary Public

My Commission Expires: 11/1/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,150,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 1985.

Notary Public

My Commission Expires: 11/1/87

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

COMMENCING at an iron pin on the easterly right-of-way of Murfreesboro Road, said iron pin being 91.85 feet north of the center of Mill Creek; thence N. 49° 00' W. 114.00 feet to the beginning of a curve; thence along said curve having a radius of 25.00 feet, 39.27 feet to a point on the southerly right-of-way of Millwood Drive; thence along said right-of-way N. 41° 00' E. 198.00 feet to the beginning of a curve; thence along said curve having a radius of 260.00 feet, 258.66 feet to a point; thence N. 16° 00' W. 177.93 feet to the point of beginning; thence N. 37° 32' 13" E. 996.98 feet to an iron pin; thence N. 84° 06' 34" E. 435.51 feet to a point in the center of Mill Creek; thence with the center of said Creek, S. 30° 38' 11" E. 180.00 feet to a point; thence S. 6° 18' 17" E. 119.26 feet to a point; thence S. 4° 25' 58" W. 120.35 feet to a point; thence S. 35° 27' 32" W. 162.45 feet to a point; thence S. 51° 39' 45" W. 870.54 feet to a point; thence leaving center of Mill Creek N. 71° 49' 25" W. 239.29 feet to a point; thence S 74° 00' 70.00 feet to a point in the easterly margin of Millwood Drive; thence along said margin of Millwood Drive, N. 16° 00' W. 177.93 feet to the point of beginning and containing 15.00 acres.

Being the same property conveyed to MILLWOOD MANOR APARTMENTS, a limited partnership by deed from HENRY C. HUDSON and wife, RUTH C. HUDSON, of record in Book 4610, page 960, Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. Taxes for 1985, a lien but not yet due and payable.

2. A Deed of Trust executed by Millwood Manor Apartments, a limited partnership, to Herschel Greer, Trustee, of record in Book 4611, page 32, said Register's Office, dated June 16, 1972, to secure to Guaranty Mortgage Company of Nashville, an indebtedness in the amount of $2,905,900.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

A Regulatory Agreement executed by and between Millwood Manor Apartments, a limited partnership, and Federal Housing Commissioner, dated June 16, 1972, of record in Book 4611, page 39, as amended by instrument of record in Book 6135, page 421, Register's Office for Davidson County, Tennessee.

By an amendment to Deed of Trust and Consolidation and Modification Agreement dated September 26, 1974, of record in Book 4855, page 126, said Register's Office, the Deed of Trust of record in Book 4611, page 32, said Register's Office, was amended and the note securing said deed of trust and a note of $59,400.00 were merged to form a single indebtedness of $2,965,300.00, and were consolidated so as to form a single valid first lien upon the hereinafter described property.

Said Deed of Trust was assigned to Government National Mortgage Association by Assignment dated September 30, 1974, of record in Book 4856, page 124, said Register's Office, and further assigned to Metropolitan Savings Bank by Assignment dated May 14, 1975, of record in Book 4919, page 670, Register's Office for Davidson County, Tennessee.

3. Financing Statement filed September 26, 1974, showing Millwood Manor Apartments, a limited partnership as Debtor and Guaranty Mortgage Company of Nashville, as secured party. No. B63387, as additional security for the indebtedness secured by the Deed of Trust of record in Book 4611, page 32, as amended in Book 4855, page 126, said Register's Office, in the amount of

$2,965,300.00. Said financing statement was assigned to Government National Mortgage Association by Assignment No. 63468 and furhter assigned to Metropolitan Savings Bank by assignment No. 71617, said Register's Office.

4. The Plan of record in Book 4460, page 84, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Millwood Drive, a 10-foot public utility easement along the northerly lines of said lot; and a 20-foot sanitary sewer easement with a 60-inch manhole and sewer line through the easterly and southerly portions of said lot.

5. An easement for constuction, operation and maintenance of a trunk sanitary sewer granted the City of Nashville, Tennessee, by an instrument executed by John Thoni, Jr., dated March 23, 1963, of record in Book 3531, page 588, Register's Office for Davidson County, Tennessee.

6. An easement for flow of Mill Creek.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6752 PAGE 853

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	5,150,000.00		

13390.00 CSTAX
.50 PRFEE
12.00 MORTG
CHECK 13402.50-
1864A12/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6547

IDENTIFICATION REFERENCE

Dec 31 5 15 PM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206722