Box 37
CCH

This Instrument Was Prepared By:
Richard F. Warren, Jr.
Boult, Cummings, Conners & Berry
222 Third Avenue North
Nashville, Tennessee 37201

BOOK 6769 PAGE 446

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

CORRECTED WARRANTY DEED

WHEREAS, Millwood Manor Apartments ("Grantor") conveyed certain real property in Davidson County, Tennessee known as Brittany Hall Apartments to Brittany Hall Apartments I, Limited ("Grantee") by warranty deed of record in Book 6752 , page 849 , Register's Office for Davidson County, Tennessee; and

WHEREAS, the parties have been advised that there is an error in the description attached to such deed and desire to execute this instrument to correct the same:

NOW, THEREFORE, 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 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 in unencumbered, except as herein set out. Grantor further convenants 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 and the Grantee have executed this instrument on this 15 day of January, 1986.

7.1342

IDENTIFICATION REFERENCE

JAN 24 11 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MILLWOOD MANOR APARTMENTS,
a limited partnership

By: Robert D. Short, Jr. G/P
Robert D. Short, Jr., General Partner

BRITTANY HALL APARTMENTS I, LIMITED,
a limited partnership

By: Dukes and Dukes, General Partner

By: Buddy Dukes
Partner

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. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be General Partner of the Millwood Manor Apartments, the within named bargainor, a limited partnership, and the he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

15th Witness my hand and seal, at office in Nashville, Tennessee, this day of January, 1986.

Richard A Weiss
Notary Public
My Commission Expires: 1/19/88

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 15th day of January, 1986.

Jessi N Sharp
Notary Public
My Commission Expires: 3-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jessi N Sharp, a Notary Public in and for the County and State aforesaid, personally appeared Buddy R. Dukes, 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 General Partner of Dukes and Dukes, the General Partner of Brittany Hall Apartments I, Limited, a Limited Partnership, and the he as such General Partner, executed the foregoing instrument, for the purposes therein contained, by signing the name of the Limited Partnership by himself as General Partner.

15th Witness my hand and seal, at office in Nashville, Tennessee, this day of January, 1986.

Jessi N. Sharp
Notary Public
My Commission Expires: 3-13-89

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3, Millwood, Section 1, as of record in Book 4460, page 84, Register's Office for Davidson County, Tennessee, and also 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 North 49 degrees 00 minutes West 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 North 41 degrees 00 minutes East 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 North 16 degrees 00 minutes West 177.93 feet to the point of beginning; thence North 37 degrees 32 minutes 13 seconds East 986.98 feet to an iron pin; thence North 84 degrees 06 minutes 34 seconds East 435.51 feet to a point in the center of Mill Creek; thence with the center of said Creek, South 30 degrees 38 minutes 11 seconds East 180.00 feet to a point; thence South 06 degrees 18 minutes 17 seconds East 119.26 feet to a point; thence South 04 degrees 25 minutes 58 seconds West 120.35 feet to a point; thence South 35 degrees 27 minutes 32 seconds West 162.45 feet to a point; thence South 52 degrees 39 minutes 45 seconds West 870.54 feet to a point; thence leaving center of Mill Creek North 71 degrees 49 minutes 25 seconds West 239.29 feet to a point; thence South 74 degrees 00 minutes West 70.00 feet to a point in the easterly margin of Millwood Drive; thence along said margin of Millwood Drive, North 16 degrees 00 minutes West 177.93 feet to the point of beginning and containing 15.00 acres, more or less.

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.

ENCUMBRANCES

1. Taxes for 1985.

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 further 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 construction, 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.