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cmc219:12/15/86

BOOK 7069 PAGE 329

FROM: Tennessee Village Associates, Ltd., a Tennessee limited partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

TO: Tennessee Village Partners, Ltd.

Address New Owner:	Mortgagee:	Map-Parcel No.
c/o Williams, Redmon & French, Inc. 500 Church Street Nashville, TN 37219	Tennessee Village Associates, Ltd. 314 Belcourt Avenue Nashville, TN 37212	Map 91-8 Parcels 163 and 150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,250,000.

Larry Williams, General Partner
Affiant

Subscribed and sworn to before me, this the 15th day of December, 1986.

Charles Mark Carver
Notary Public

My Comm. Expires: 1-21-90

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tennessee Village Associates, Ltd., a Tennessee limited partnership (hereinafter called the GRANTOR) has bargained and sold, and by these presents does transfer and convey unto Tennessee Village Partners, Ltd. (hereinafter called the GRANTEE), its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT ONE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 47, 48, 49 AND 70 ON THE UNRECORDED MAP OF THE BEATRICE LOCKHART LAND, AND THE SOUTH PART OF LOT NO. 8 ON THE PLAN SHOWING A SUBDIVISION OF LOT 27, ET AL, CLIFTON PLAN OF LOTS, AS OF RECORD IN BOOK 161, PAGE 68, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL & COMPANY, P.C. DATED MAY 30, 1986, JOB NO. 55169, AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST INTERSECTION OF KENTUCKY AVENUE AND 44TH AVENUE NORTH, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE ALONG THE NORTH RIGHT OF WAY OF KENTUCKY AVENUE, S 84° 27' 05" W, 364.5' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, N 4° 53' 20" W, 298.11' TO A POINT IN THE SOUTH RIGHT OF WAY OF TENNESSEE AVENUE; THENCE CONTINUING ALONG SAID RIGHT OF WAY N 84° 30' 00" E, 382.75' TO A POINT AT THE SOUTHWEST INTERSECTION OF TENNESSEE AVENUE AND 44TH AVENUE NORTH; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF SAID 44TH AVENUE NORTH, S 4° 27' 38" W, 135.58' TO THE BEGINNING OF A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 439.22', A DISTANCE OF 148.57' TO A POINT; THENCE

CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF 44TH AVENUE NORTH, S 14° 55' 11" E, 16.61', TO THE POINT OF BEGINNING AND CONTAINING 2.489 ACRES, MORE OR LESS.

TRACT TWO

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL & COMPANY, DATED MAY 30, 1986, JOB NO. 55169, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST INTERSECTION OF TENNESSEE AVENUE AND 44TH AVENUE NORTH, THENCE ALONG THE NORTH RIGHT OF WAY OF TENNESSEE AVENUE, S 84° 30' 00" W, 1149.54' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 5° 30' 00" W, 347.00' TO A POINT; THENCE N 88° 59' 00" E, 946.82' TO A POINT IN THE WESTERLY RIGHT OF WAY OF THE LOUISVILLE AND NASHVILLE RAILROAD PROPERTY; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1884.86', A DISTANCE OF 121.06' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2839.79' A DISTANCE OF 220.97' TO THE POINT OF BEGINNING AND CONTAINING 7.392 ACRES, MORE OR LESS.

BEING the same property conveyed to Tennessee Village Associates, Ltd., a Tennessee limited partnership, by general warranty deed from Rhon Reiko, Inc., a Tennessee corporation, of record in Book 6878, page 597, Register's Office for Davidson County, Tennessee.

The above described property is conveyed to Grantee subject to (i) that certain indebtedness of Three Million One Hundred Thousand Dollars ($3,100,000.00) evidenced by a Multifamily Note dated August 1, 1986 and secured by a Deed of Trust of record in Book 6937, Page 89, in the Register's Office of Davidson County, Tennessee, and further secured by an Assignment of Rents, Income and Profits recorded in Book 6957, Page 99 in the Register's Office of Davidson County, Tennessee, to secure McNeill Investment Co., Inc. for the above indebtedness, said indebtedness, Deed of Trust, and Assignment of Rents, Income and Profits being subsequently assigned to Federal Home Loan Mortgage Corporation by an Assignment dated August 1, 1986, and recorded in Book 6937, Page 104 of the Register's Office of Davidson County, Tennessee, the indebtedness being further secured by a UCC-1 Financing Statement recorded in Book 6937, Page 105 of the Register's Office of Davidson County, Tennessee, as assigned thereon to the Federal Home Loan Mortgage Corporation, said UCC-1 having been filed with said Register on August 1, 1986, and UCC-1 Financing Statement bearing File Number 357712, filed August 6, 1986, as assigned thereon to Federal Home Loan Mortgage Corporation, with the Secretary of State for the State of Tennessee, subject to all of which this conveyance is made and accepted; and (ii) 1986 Metropolitan Government Taxes - due in the amount of $15,680.00, Field Book No. 12W 36130, Map No. 91-8, Parcel 163, as to Tract I, and due in the amount of $40,768.00, Field Book 12W 17500, Map No. 91-8, Parcel 150 as to Tract II.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 15TH day of December, 1986.

TENNESSEE VILLAGE ASSOCIATES, LTD.

BY: Clyde W. Lee
Clyde W. Lee, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles Mark Carver, a Notary Public in and for the County and State aforesaid, personally appeared Clyde W. Lee, 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 of Tennessee Village Associates, Ltd., the within named bargainor, a limited partnership, and that 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.

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

Charles Mark Carver
NOTARY PUBLIC

CHARLES MARK CARVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-21-90

73066

TENTIFT REFERENCE

Dec 15 2 46 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7069 PAGE 332

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
		4,250,000.00 CONV.		

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.50 [illegible]
3.00 WDE D
CHECK 1 903.50-
7229A1E/ 5/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73066

IDENTIFICATION REFERENCE

Dec 15 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No23012