THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING
Attorneys-at-Law
P. O. Box 1045
Hendersonville, TN 37077

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

NEW OWNER(S):	MORTGAGEE:	PARCEL NUMBERS:
THE LONGWOOD TERRACE GROUP, LTD., A Tennessee Limited Partnership 608 Gallatin Road, North Madison, Tennessee 37115	Federal National Mortgage Association c/o FHA One Commerce Place Nashville, Tennessee 37239	Map: 147 Parcel: 15

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the agreement to pay an indebtedness owing to Guaranty Mortgage Company of Nashville in the original principal amount of Two Million One Hundred Forty-three Thousand Six Hundred and 00/100ths Dollars ($2,143,600.00) as evidenced by a Deed of Trust of record in Book 4566, page 604, and a Consolidation and Modification Agreement of record in Book 4767, page 993, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, LONGWOOD TERRACE APARTMENTS, A Limited Partnership, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto THE LONGWOOD TERRACE GROUP, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the First Civil District, Thirty-First Councilmanic District, Metropolitan-Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the southerly margin of Wallace Road, said point being 690 feet, more or less, from the centerline of Nolensville Road, as measured along said southerly margin; thence continuing with said southerly margin a curve to the left 357.77 feet to an iron pin, said curve having a radius of 1,473.23 feet and a central angle of 13 degrees 54 minutes 52 seconds; thence North 54 degrees 37 minutes East, 280.68 feet to an iron pin; thence with a curve to the right 358.33 feet to a monument, said curve having a radius of 690.86 feet and a central angle of 29 degrees 43 minutes 04 seconds; thence with the westerly and southerly boundary of Rodger T. Wallace of record in Book 5839, Page 782 and Book 6008, Page 236, Register's Office for Davidson County, Tennessee, the following calls: South 01 degrees 49 seconds West, 262.16 feet to a monument; South 01 degrees, 49 minutes West, 138.00 feet to a monument; South 88 degrees, 13 minutes East, 320.00 feet to a monument; thence continuing with the aforementioned Wallace and the westerly boundary of Lots 30 and 31, Beverly Heights Subdivision, Section 2 of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee, South 02 degrees 25 minutes West, 238.81 feet to a monument; thence with the northerly boundary of Southern Hills Medical Center, Inc., of record in Book 5284, Page 451, Register's Office for Davidson County, Tennessee, North 87 degrees 34 minutes West, 1,090.32 feet to an iron pin; thence North 29 degrees 29 minutes

West, 166.71 feet to the point of beginning. Containing 421,655 square feet, or 9.68 acres, more or less.

BEING part of the same property conveyed to Longwood Terrace Apartments, a Limited Partnership, by deed from Reserve Development Company of record in Book 4566, page 601, Register's Office for Davidson County, Tennessee.

In addition to the mortgage(s) set forth above, this conveyance is subject to the following encumbrances:

(1) Taxes for 1986.

(2) Deed of trust executed by Longwood Terrace Apartments, a limited partnership to Herschel Greer, Trustee, dated January 3, 1972, and recorded in Book 4566, page 604, Register's Office of Davidson County, Tennessee, in favor of Guaranty Mortgage Company of Nashville, which states that it secures a debt in the principal sum of $2,143,600.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

(3) Regulatory Agreement between Longwood Terrace Apartments, a limited partnership, and Guaranty Mortgage Company of Nashville, dated January 3, 1972, of record in Book 4566, page 609, Register's office for Davidson County, Tennessee.

(4) Amendment to Deed of Trust and Consolidation and Modification Agreement of record in Book 4767, page 993, Register's Office for Davidson County, Tennessee.

(5) Financing Statement naming Nashville Electric Service as Secured Party, of record in Book 5795, page 796, Register's Office for Davidson County, Tennessee.

This is improved property, known as: Longwood Terrace 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. We covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 22ND day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LONGWOOD TERRACE APARTMENTS,
a Limited Partnership

BY: Michael C. Shears G.P.
General Partner

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 4,068,782.84.

X Randy E. Crane
AFFIANT

Subscribed and sworn to before me, this 22nd day of December, 1986.

Suzanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Michael D. Shears, 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 LONGWOOD TERRACE APARMENTS, 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 22nd day of December, 1986.

Suzanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 1-18-87

75449

TENNESSEE REGISTRATION
Dec 22 1 08 PM '86

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

RECEIVED OF _____

FOR _____

BOOK 7076 PAGE 939

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
		4,068,782.84 CONV.		

[illegible]4 ST TAX
.50 [illegible]
2.00 [illegible]
[illegible]
[illegible] DOL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75449

IDENTIFICATION REFERENCE

DEC 22 1 08 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 25607