| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| RLA of Madison, Inc.<br>c/o Affiliates Group, Inc.<br>3401 West End Avenue<br>Suite 280<br>Nashville, TN 37203 | 51-7-99<br>11 D04251 | Sovran Bank/Central South<br>Attn: Martha Bradley<br>One Commerce Place<br>Nashville, TN. 37219 |

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

WARRANTY DEED

BOOK 7843 PAGE 927

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MAYBELLE CARTER RETIREMENT CENTER, LTD., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to RLA OF MADISON, INC., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference, together with all improvements located thereon (the "Property").

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

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by Maybelle Carter Retirement Center, Ltd. to John Gray Palmer, Trustee, of record in Book 6117, page 761, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,659,600.00

Affiant

Subscribed and sworn to before me this 17th day of May, 1989.

Notary Public
My Commission Expires: 9/9/89

3. First Amendment to Deed of Trust of record in Book 7843, page 892, Register's Office for Davidson County, Tennessee.

4. Financing Statement of record in Book 6117, page 774, UCC#C7-2069, as amended in Book 6564, page 110, UCC#C9-7456, continued in Book 7635, page 335, said Register's Office.

5. Regulatory Agreement for Multifamily Housing Projects of record in Book 6117, page 767, amended in Book 6825, page 23, said Register's Office.

6. Regulatory Agreement as to Tax Exemption of record in Book 6119, page 376, said Register's Office.

7. Easements for sanitary sewers and/or storm drainage of record in Book 5487, page 271, and Book 5487, page 277, said Register's Office.

8. The Plan of record in Book 5200, page 585, said Register's Office, shows an Owner's Certificate, two sanitary sewers and/or drainage easements, and a 5 x 30 foot utility anchor easement on the west line of said lot, and a note limiting access to only one access ramp as shown, and general notes, all to which plan reference is made.

9. Easement for ingress and egress of record in Book 7843, page 924, said Register's Office.

10. All matters shown on survey of Ragan, Smith, Murphy & Associates dated January 24, 1985, last revised April 27, 1989.

11. Deeds of Trust of record in Book 5189, page 637 (and Assumption Agreement in Book 5546, page 472), and Book 5545, page 645, said Register's Office.

This is improved property, known as 208 W. Due West Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds 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 executed this Deed this 17 day of MAY, 1989. BOOK 7843 PAGE 929

MAYBELLE CARTER RETIREMENT CENTER, LTD.

By: Donald W. Golden
Donald W. Golden,
General Partner

By: Jerry M. Wells
Jerry M. Wells,
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rebecca M. Brown, Notary Public, DONALD W. GOLDEN, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Maybelle Carter Retirement Center, Ltd., a limited partnership, and is authorized to execute this instrument on behalf of Maybelle Carter Retirement Center, Ltd.

WITNESS my hand, at office, this 17th day of May, 1989.

Rebecca M. Brown
Notary Public

My Commission Expires: 9/9/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rebecca M. Brown, Notary Public, JERRY M. WELLS, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Maybelle Carter Retirement Center, Ltd., a limited partnership, and is authorized to execute this instrument on behalf of Maybelle Carter Retirement Center, Ltd.

WITNESS my hand, at office, this 17th day of May, 1989.

Rebecca M. Brown
Notary Public

My Commission Expires: 9/9/89

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Maybelle Carter Retirement Center, of record in Book 5200, page 585, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Cash Lane, formerly called Maynard Lane, where said lane now ends in the southerly line of John R. Cash as of record in Deed Book 4827, page 777, Register's Office of Davidson County, Tennessee, said iron pin being N 1 deg. 54' 08" W 374.14 feet and N 2 deg. 18' 45" W 276.29 feet from the northerly right-of-way line of Due West Avenue (as widened) as measured along the easterly right-of-way line of Cash Lane; thence, with the southerly line of Jonn R. Cash and crossing the end of Cash Lane N 88 deg. 33' 48" W 50.14 feet to an existing iron pin on the westerly right-of-way line of Cash Lane; thence, with a line severing the land of John R. Cash N 2 deg. 18' 45" W 45.00 feet to an iron pin set; thence, continuing with said severance line, N 68 deg. 43' 25" E 594.54 feet to an existing iron pin in the westerly line of Lot No. 4 on the plan of Stratton Heights as of record in Book 1835, page 13, Register's Office of Davidson County, Tennessee; thence, with the westerly line of Lot No. 4, S 8 deg. 54' 54" W 25.00 feet to an existing concrete monument at the common westerly corner of Lots 3 and 4 of said subdivision; thence, with the westerly line of Lots 3 through 1 of Stratton Heights, S 15 deg. 58' 26" W 253.51 feet to an existing concrete monument at the southwesterly corner of Lot No. 1; thence, with the southerly line of Lot No. 1, S 89 deg. 06' 14" E 52.59 feet to an existing concrete monument at the northwesterly corner of Parcel (51) on Tax Map 51-7; thence, with the westerly line of Parcels 51 through 49 and a small part of Parcel (48), S 12 deg. 10' 01" W 382.22 feet to an existing iron pin at the northeasterly corner of Parcel (47); thence, with the northerly line of Parcel 47, N 89 deg. 42' 41" W 163.53 feet to an existing iron pin at the northwesterly corner of Parcel (47); thence, with the westerly line of Parcel (47), S 5 deg. 11' 15" E 105.83 feet to an existing iron pin; thence, S 2 deg. 04' 28" E 162.67 feet to an iron pin on the northerly right-of-way line of Due West Avenue (as widened); thence, with the northerly right-of-way line of Due West Avenue (as widened); N 89 deg. 40' 00" W 114.35 feet to an iron pin set at the southeasterly corner of Parcel (45), Tax Map 51-7; thence, with the easterly line of Parcel (45), N 4 deg. 15' 30" W 372.63 feet to an existing iron pin; thence, with the northerly line of Parcel (45), S 89 deg. 53' 52" W 99.23 feet to an existing iron pin on the easterly right-of-way of Cash Lane; thence, with the easterly right-of-way line of Cash Lane, N 2 deg. 18' 45" W 276.29 feet to the point of beginning and containing 262,060 square feet or 6.016 acres.

Being the same property conveyed to Maybelle Carter Retirement Center, Ltd., a Tennessee limited partnership by deed from John R. Cash and wife, June Carter Cash of record in Book 6087, page 321, Register's Office for Davidson County, Tennessee, as corrected by Correction to Warranty Deed of record in Book 6116, page 101, said Register's Office.

Together with the above described tract is a 10-foot wide easement for the construction and maintenance of a water line to serve said tract. Said easement being 10 feet north of and parallel to the common line between Lots 3 and 4 on the plan of Stratton Heights as of record in Book 1835, page 13, Register's Office of Davidson County, Tennessee and extends from the westerly right-of-way of Gibson Drive to the westerly line of Lot No. 4 and being more particularly described as follows:

Beginning at a concrete monument at the common westerly corner of Lots 3 and 4 on said plan. Said monument being S 8 deg. 54' 54" W 25.00 feet from the northeasterly corner of the above described tract as measured along the westerly line of Lot No. 4; thence,

1. With the westerly line of Lot No. 4, N 8 deg. 54' 54" E 10 feet; thence,

2. S 79 deg. 50' 29" E 187.9 feet to the westerly right-of-way of Gibson Drive; thence,

3. With the westerly right-of-way of Gibson Drive with a curve to the right (radius 975'), southerly a distance of 10 feet to an iron pin at the common easterly corner of Lots 3 and 4; thence,

4. With the common line of Lots 3 and 4, N 79 deg. 50' 29" W 187.92 feet to the point of beginning.

Being property conveyed to Maybelle Carter Retirement Center, Ltd. by grant of easement in deed from John R. Cash and wife, June Carter Cash of record in Book 6087, page 321, R.O.D.C.

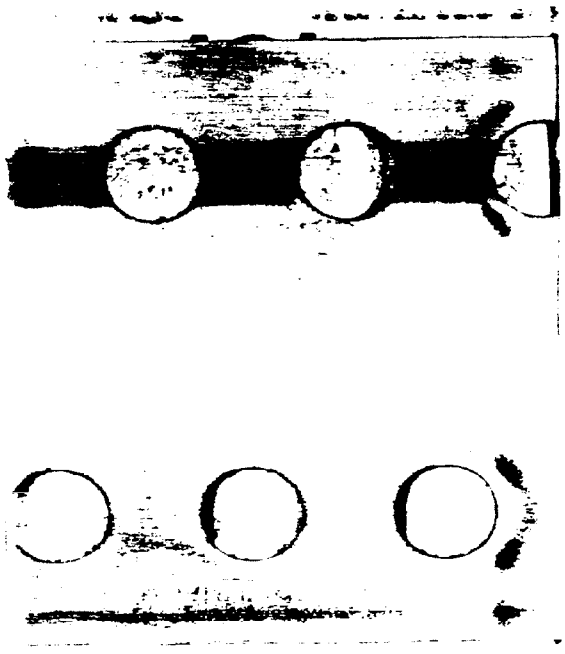
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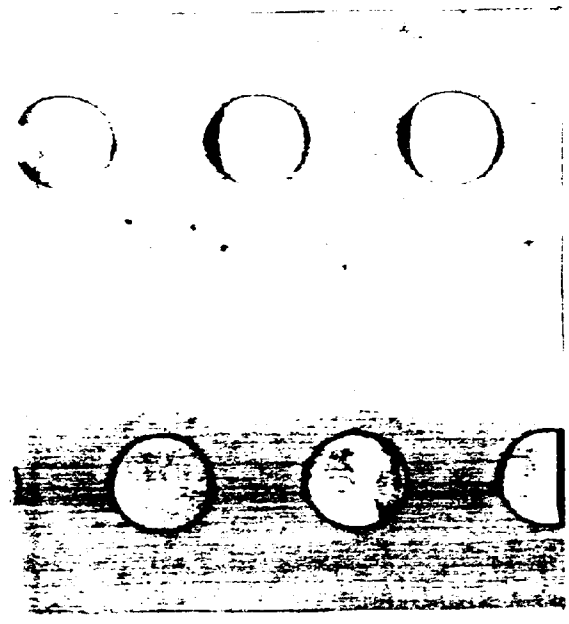
May 18 11 04 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

RUSH

7367 05/18 0101 03CHECK 21992.18





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7843 PAGE 932

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT
6659600.00
CON TX 21976.68
PRFEE 0.50
WDEED 15.00
TOTAL 21992.18
CHECK 21992.18

05/18/89 01 11:07 0001 7367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33936

IDENTIFICATION

MAY 18 11 04 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 210768