To: Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

TRUSTEE'S DEED

BOOK 7940 PAGE 317

Name and Address of New Owner:

James P. Gracy, Trustee and William Jernigan, Trustee
Co-Trustees for Carriage House Apartments Partnership
c/o Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
P.O. Box 3375
Nashville, TN 37219-0375

Send Tax Bills To:

SAME AS NEW OWNER

Street Address of Subject Property:	Map-Parcel No:
4600 Hermitage Road Hermitage, TN 37076	Map: 75-6 Parcel: 111 FB#: 4D-30785

THIS INSTRUMENT made and entered into on this the 9th day of August, 1989, from David B. Herbert, Trustee, party of the first part, to James P. Gracy, Trustee and William Jernigan, Trustee, Co-Trustees for CARRIAGE HOUSE APARTMENTS PARTNERSHIP, a Tennessee Limited Partnership, party of the second part.

WHEREAS, a Deed of Trust dated the 31st day of August, 1983, of record in Book 6126, Page 673, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7848, page 664, Register's Office for Davidson County, Tennessee, Hermitage Park, Ltd., a Limited Partnership, conveyed to David B. Herbert, Trustee, the hereinafter described real estate, to secure a Note dated August 31, 1983 in the principal sum of Five Hundred Sixty Five Thousand and No/100 ($565,000.00) Dollars; and,

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Trustee to sell said property, as provided by said Deed of Trust, the Trustee did advertise the time, place, and terms thereof in the **Nashville Record** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to

said sale, to wit: July 20, July 27 and August 3, 1989; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 9th day of August, 1989 at Twelve O'Clock (12:00) Noon, the Trustee offered said property for sale at the South Door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to James P. Gracy, Trustee and Williamson Jernigan, Trustee, Co-Trustees for CARRIAGE HOUSE APARTMENTS PARTNERSHIP, a Tennessee Limited Partnership, at the price of Five Hundred Sixty Five Thousand and No/100 ($565,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said David B. Herbert, Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of Five Hundred Sixty Five Thousand and No/100 ($565,000.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said James P. Gracy, Trustee and William Jernigan, Trustee, Co-Trustees for CARRIAGE HOUSE APARTMENTS PARTNERSHIP, a Tennessee Limited Partnership, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

SEE EXHIBIT A, ATTACHED HERETO

This is improved property known as Carriage House Apartments, 4600 Hermitage Road, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto James P. Gracy, Trustee and William Jernigan, Trustee, Co-Trustees for CARRIAGE HOUSE APARTMENTS PARTNERSHIP, a Tennessee Limited Partnership, its successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Trustee, does hereby transfer, assign, and setover unto James P. Gracy, Trustee and

William Jernigan, Trustee, Co-Trustees for CARRIAGE HOUSE APARTMENTS PARTNERSHIP, a Tennessee Limited Partnership, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 9th day of August, 1989.

David B. Herbert, Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared David B. Herbert, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 9th day of August, 1989.

NOTARY PUBLIC

My commission expires: 11-10-91

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 1989.

NOTARY PUBLIC

My commission expires: 11-10-91

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land located in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as shown on a survey dated July 26, 1983, and revised August 18, 1983, prepared by Barry Greer and Associates, as follows:

Beginning at an iron pin set in the Easterly R.O.W. of Hermitage Road, said pin being the Southwesterly corner of the Ladies Hermitage Association property and being the Northwest corner of the herein described tract, and proceeding as follows:

Leaving Hermitage Road, and with the Southern boundary of said Ladies Hermitage Association, South 85 degrees, 40 minutes, 46 seconds East, a distance of 579.63' to an iron pin set at the Northeast corner of Lot 17 as shown on the plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, R.O.D.C., Tennessee;

Thence, with the boundary of said Hermitage Estates, Section 5, South 66 degrees, 11 minutes, 56 seconds West, a distance of 127.03' to a concrete monument;

Thence, South 18 degrees, 37 minutes, 08 seconds West, a distance of 130.04' to an iron pin;

Thence, South 23 degrees 05 minutes, 23 seconds East, a distance of 125.48' to an iron pin;

Thence, South 50 degrees, 01 minutes, 04 seconds East, a distance of 85.29' to an iron pin;

Thence, South 39 degrees, 55 minutes, 41 seconds West, a distance of 331.33' to an iron pin set at the Northeast corner of Lot 270 as shown of the plan of Hermitage Estates, Section 2, as of record in Book 3700, Page 23, R.O.D.C., Tennessee;

Thence leaving the line of said Hermitage Estates, Section 5, and with the line of said Hermitage Estates, Section 2, South 76 degrees, 43 minutes, 34 seconds West, a distance of 80.99' to a concrete monument;

Thence, leaving the line of said Hermitage Estates, Section 2, and with the Northerly line of the Ora B. Patton property, North 70 degrees, 30 minutes, 15 seconds West, a distance of 282.65' to an iron pin set in said Easterly R.O.W. of Hermitage Road;

Thence, with said R.O.W., North 02 degrees, 20 minutes, 14 seconds East, a distance of 567.21' to the beginning and containing 6.49 acres, more or less, according to a survey by Barry Greer and Associates, dated July 26, 1983, and revised August 18, 1983.

Being the same property conveyed to James P. Gracy, Trustee, and William Jernigan, Trustee, by deed from James Alvin Crossman and wife, Mary Bell Crossman of record in Book 5336, Page 332, Register's Office for Davidson County, Tennessee. The property is intended to include, without limitation, all of the property conveyed by said deed and described in said deed as follows:

Beginning at a point in the center of Hermitage Road, said point being further described as being on the common property line between the State of Tennessee Property and Hermitage Estates, Section II, if extended to Hermitage Road; thence, with the center line of Hermitage Road, South 2°35' West a distance of 559.5 feet to a point; thence, South 71°10' East a distance of 314.5 feet to a point in the rear of Lot No. 270 of Hermitage Estates, Section II, thence, with the rear of line of Lot No. 270, North 76°40' East a distance of 81.18 feet to the corner of said lot; thence, with the westerly margin of proposed Hermitage Estates, Section V, the following bearings and distances; North 40°05' East a distance of 320 feet, more or less; thence, North 44°25' West a distance of 75 feet, more or less; thence North 22°25' West a distance of 120 feet, more or less; thence North 18°05' East a distance of 120 feet, more or less; thence North 57°35' East a distance of 120 feet, more or less, to a point in the common property line between the State of Tennessee Property and Hermitage Estates, Section V; thence, with said common property line North 85°35' West a distance of 610 feet, more or less, to the point of beginning.

Being also the same property conveyed to Hermitage Park, Ltd., by deed from James P. Gracy, Trustee, William Jernigan, Trustee, and Carriage House Apartments Partnership, of record in Book 6126, Page 605, in the Register's Office for Davidson County, Tennessee.

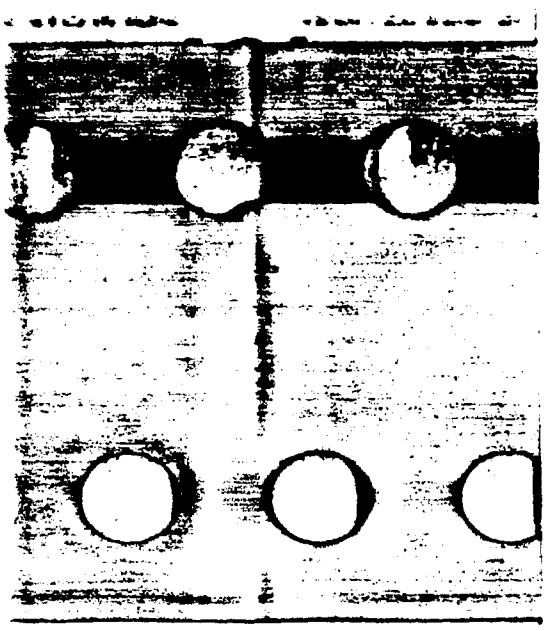
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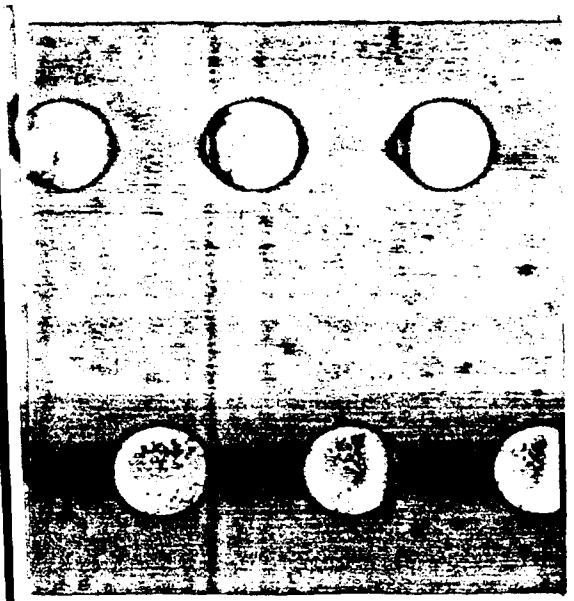
IDENTIFICATION REFERENCE

SEP 18 12 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5638 09/18 0101 03CHECK 1880.50





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

RECEIVED OF _____

FOR _____

BOOK 7940 PAGE 322

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
565000.00
CON TX 1864.50
PRFEE 1.00
WDEED 15.00
TOTAL 1880.50
CHECK 1880.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/18/89 01 12:11 0001 5638

6 6 9 6 1.

IDENTIFI REFERENCE

SEP 18 12 11 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249621