THIS INSTRUMENT PREPARED BY: Wm. N. Lassiter, Jr., Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S): Edwin B. Raskin, Trustee
c/o Edwin B. Raskin Company
110 Westwood Place
Brentwood, TN
37027

SEND TAX BILLS TO: Same

MAP NO. 102

PARCEL NO. 57

BOOK 9093 PAGE 369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million, Six Hundred Nine Thousand, Eight Hundred Sixty-Six and 62/100 ($3,609,866.62) Dollars, RIVERBEND APARTMENTS, a Tennessee Limited Partnership, acting through its General Partner, James H. Brewer, hereinafter referred to as "Grantor" has bargained and sold, and does hereby transfer and convey unto the said to transfer, mortgage or convey without the joinder of any beneficiary JHB EDWIN B. RASKIN, TRUSTEE, with full powers, hereinafter referred to as "Grantee", his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 17, 18 and 19 on the Map of Subdivision of Mount Hickory, as of record in Book 332, page 68, Register's Office for said County, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, June 28, 1971, and July 29, 1971, as follows:

BEGINNING at an iron pin in the northerly right-of-way of Cabot Drive, said point being 156 feet, more or less, from the center line of Upton Drive, thence with Cabot Drive, South 48 degrees 10' 09" West 85.00 feet to a monument, the beginning of a curve to the left; thence around said curve having a radius of 400.00 feet and a central angle of 29 degrees 40' 09", 207.13 feet to an iron pin; thence South 18 degrees 30' West 76.12 feet to an iron pin, the beginning of a curve to the right; thence around said curve having a radius of 350.00 feet and a central angle of 29 degrees 39' 59" 181.22 feet to an iron pin; thence South 48 degrees 09' 59" West 246.00 feet to an iron pin; thence leaving the right-of-way of Cabot Drive, North 41 degrees 50' 01", West 153.00 feet to an iron pin, the beginning of a curve to the left; thence aound said curve having a radius of 500.00 feet and a central angle of 44 degrees 00', 383.97 feet to an iron pin; thence North 18 degrees 54' 52" West, passing a witness pin at 496.81 feet, a total distance of 564.00 feet to the low water line of the Cumberland River, being elevation 367.3; thence with said low water line, North 51 degrees 28' 39" East 350.58 feet to a point; thence leaving said Cumberland River, South 83 degrees 18' 16" East, passing a witness pin at 85.85 feet, a total distance of 201.00 feet to an iron pin in the westerly line of Charlotte Park Subdivision, Section 26; thence with said Subdivision's line South 67 degrees 57' 20" East

399.37 feet to an iron pin; thence South 59 degrees 37' 46" East 98.51 feet to an iron pin; thence South 41 degrees 50' 01" East 260.59 feet to the point of beginning, containing 15.55 acres, more or less.

BEING the same property conveyed to Riverbend Apartments, a limited partnership, by deed from Mary Napier Ganier, Conservator of Mary C. Napier, and Albert F. Ganier, Jr., Successor Trustee, of record in Book 4551, page 466, Register's Office for Davidson County, Tennessee.

Grantee assumes all taxes for the year 1978.

This is improved property, known as Riverbend Apartments, Cabot Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for all liens of record. This conveyance is subject to all such liens of record. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 12 day of October, 1978, the limited partnership, having caused its name to be signed hereto by its duly authorized General Partner on said day and date.

RIVERBEND APARTMENTS, A Tennessee Limited Partnership

BY: James H. Brewer
James H. Brewer, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $3,609,866.62.

James H. Brewer
Affiant

Subscribed and sworn to before me, this the 17th day of October, 1978.

JOHN T. HOOKER NOTARY PUBLIC

Delda K. Johnson
Notary

My commission expires: July 18, 1982.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9033 PAGE 371

Before me, Delda L. Johnson, a Notary Public of the State and County aforesaid, personally appeared JAMES H. BREWER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of the RIVERBEND APARTMENTS, a Tennessee Limited Partnership, the within named bargainor, 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 17th day of October, 1978.

Delda L. Johnson
Notary Public

My Commission Expires:
July 18, 1982

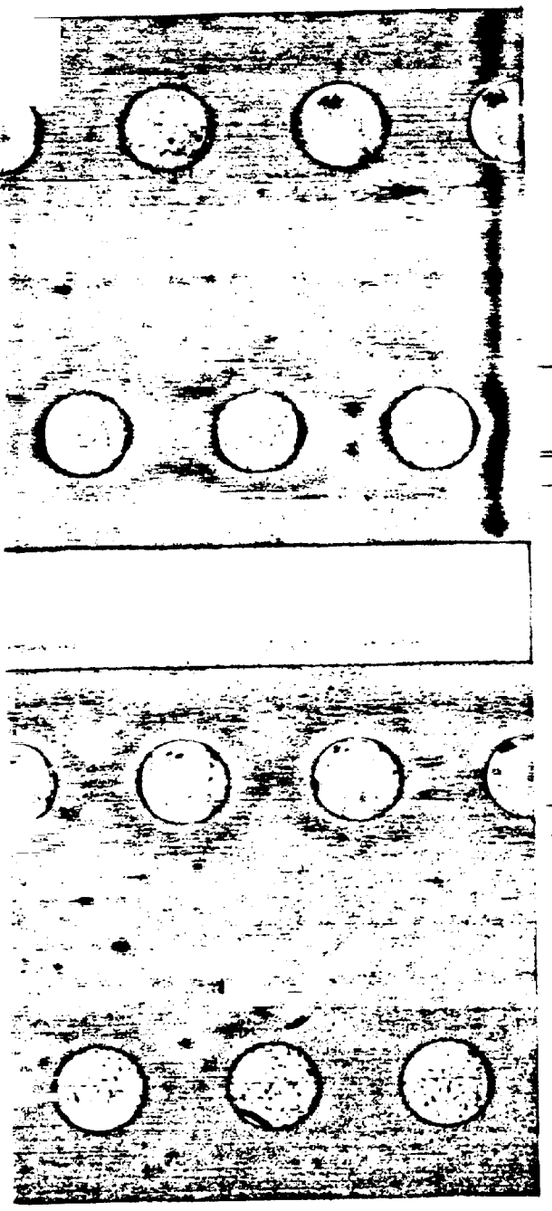
DELDA L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TN.

67288
IDENTIF. ↑ REFERENCE

93 SEP 28 AM 8:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0122 09/28 0101 03CHECK 13369.63



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

RECEIVED OF _____

FOR _____

BOOK 9033 PAGE 372

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
			CAMT	3609866.62
			CON TX	13356.63
			PRFEE	1.00
			WDEED	12.00
			TOTAL	13369.63
			CHECK	13369.63
09/28/93	01	08:35	0001	0122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67288
IDENTIF. # REFERENCE

93 SEP 28 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 702489