41
Sec

BOOK 9183 PAGE 480

FROM: S.D.H. and Company

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

TO: Metro Manor Apartments,
a Tennessee joint venture
413 Seventh Avenue South
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Metro Manor Apartments, a Tennessee joint venture 413 Seventh Avenue South Nashville, Tennessee 37203	SAME	93-1/42

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,925,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 1993.

Notary Public

My Commission Expires: 3/22/97

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 and sufficiency of which are hereby acknowledged, S.D.H. and Company, an Ohio general partnership, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Metro Manor Apartments, a Tennessee joint venture, hereinafter called "GRANTEE," its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property located at: 500 Fifth Avenue North, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever. GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not 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.

SDH and Company and S.D.H. and Company are one and the same entity.

WITNESS its hand this 10th day of December, 1993.

S.D.H. AND COMPANY

By: Edward J. Stern Revocable Trust, General Partner

By: Lillian S. Stern
Lillian S. Stern, Successor Trustee

By: Charles R. Hassan Revocable Trust, General Partner

By: Charles R. Hassan
Charles R. Hassan, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett, a Notary Public in and for the County and State aforesaid, personally appeared Lillian S. Stern, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Successor Trustee of Edward J. Stern Revocable Trust, a general partner of S.D.H. and Company, the within named bargainor, a general partnership, and that she as Successor Trustee of such general partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the general partnership by herself as Successor Trustee of the general partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 10th day of December, 1993.

Joe Vaulx Crockett
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett, a Notary Public in and for the County and State aforesaid, personally appeared Charles R. Hassan, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Trustee of the Charles R. Hassan Revocable Trust, a general partner of S.D.H. and Company, the within named bargainor, a general partnership, and that he as Trustee of such general partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the general partnership by himself as Trustee of the general partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 10th day of December, 1993.

Joe Vaulx Crockett
Notary Public

My Commission Expires: 3/22/97

Property situated in Nashville, Davidson County, State of Tennessee, described as follows:

BEING Parcel E-1 of the subdivision of the Capitol Hill Redevelopment Project, of record in Book 2663, page 121, Register's Office for Davidson County, Tennessee, being further bounded and described as follows:

BEGINNING at a point at the southern end of a curve at the southerly line of James Robertson Parkway and the easterly line of Fifth Avenue, North; thence on a line with a bearing of South 28° 24' East, a distance of 214.6 feet to a point of curvature to the left, said curve having a central angle of 86° 15' and a radius of 20.0 feet; thence along said curve, being the northerly line of Gay Street, a distance of 30.1 feet; thence on a line with a bearing North 65° 21' East a distance of 203.6 feet to a point of curvature to the left at the intersection of the northerly line of Gay Street and the westerly line of James Robertson Parkway; said curve having a central angle of 122° 14' and a radius of 15.0 feet; thence along said curve a distance of 32.0 feet to a point of compound curvature to the left; said curve having a central angle of 14° 8' and a radius of 827.0 feet; thence along said curve a distance of 203.9 feet to a point of compound curvature to the left, said curve having a central angle of 11° 29' and a radius of 575.0 feet; thence along said curve a distance of 115.2 feet to a point of compound curvature to the left; said curve having a central angle of 125° 54' and a radius of 20.0 feet; thence along said curve a distance of 44.0 feet to the beginning, containing 39,587 square feet more or less

BEING the same property conveyed to S.D.H. and Company, a partnership, by deed dated October 20, 1967 from Robert C. Weaver, Secretary of Housing and Urban Development of Washington, D.C., acting by and through the Federal Housing Commissioner recorded October 25, 1967 in Book 4183, page 800, Register's Office for Davidson County, Tennessee.

The foregoing property description is the same as set forth in the prior Deed.

EXCEPTIONS TO TITLE

The foregoing property is conveyed subject to the following:

1. Restrictions set forth in Book 2735, page 473 and Book 3105, page 583, Register's Office for Davidson County, Tennessee.

2. All matters shown on the recorded plan of record in Book 2663, pages 120 and 121, said Register's Office.

95708
IDENTIF. & REFERENCE

93 DEC 10 PM 4:01
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2885 12/10 0101 03CHECK 7135.50

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

RECEIVED OF _____

FOR _____

BOOK 9183 PAGE 483

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 1925000.00
CON TX 7122.50
PRFEE 1.00
WDEED 12.00
TOTAL 7135.50
CHECK 7135.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2885

95708
IDENTIF. ↑ REFERENCE

93 DEC 10 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 732904