Box 38 JPS

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9557 PG 940

Address New Owner(s):	Send Tax Bills to	Tax Information:	
Ralph R. Rosinbum	Household Bank, FSB	Map:	75-9
5827 16th Avenue N.E.	2700 Sanders Road	Parcels:	142, 260
Seattle, Washington 98105	Prospect Heights, IL 60070		

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FREEMAN FLORIDA VENTURE, LTD., a Florida limited partnership, d/b/a FREEMAN FLORIDA VENTURE, L.P., (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RALPH R. ROSINBUM and wife, COLLEEN R. ROSINBUM, (the "Grantee"), their heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property known as Hermitage Gardens Apartments, 4701 Old Hickory Boulevard, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized officer on this 21st day of October, 1994.

FREEMAN FLORIDA VENTURE, LTD.,
a Florida Limited Partnership d/b/a
Freeman Florida Venture, L.P.

By: FREEMAN WEBB INVESTMENTS,
INC., a Tennessee Corporation,
General Partner

By: _____
William H. Freeman, President

21065
IDENTIF. & REFERENCE

94 DEC 29 AM 11:37
REGISTER
DAVIDSON CO., TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Freeman Webb Investments, Inc., the sole general partner of Freeman Florida Venture, Ltd., a Florida Limited partnership, d/b/a Freeman Florida Venture, L.P., the within named bargainor, a partnership, and that he as such President of Freeman Webb Investments, Inc., executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of Freeman Webb Investments, Inc., its sole general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of October, 1994.

Notary Public

My Commission Expires:
March 3, 1996

STATE OF ~~TENNESSEE~~ Washington)
)
COUNTY OF ~~DAVIDSON~~ King)

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me,
this 25th day of October, 1994

Notary Public

My Commission Expires: 8-29-97

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, Second Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Old Hickory Boulevard, north of Plantation Drive, and being more particularly described according to the survey by Barge, Waggoner, Sumner and Cannon, dated September 27, 1994, as follows:

Beginning at a railroad spike in the westerly right-of-way line of Old Hickory Boulevard, said railroad spike being North 16 deg. 02 min. 00 sec. West 125.00 feet from the centerline of Plantation Drive; thence, leaving said right-of-way line with the northerly line of property conveyed to John D. MacArthur by deed of record in Book 4315, page 54, Register's Office for Davidson County, Tennessee, South 73 deg. 42 min. 15 sec. West 152.64 feet to a point in the easterly line of Lot No. 1151 as shown on the plan of Resubdivision of Lot No. 1151, Hermitage Hills, Section Nine, as of record in Book 4470, page 13, Register's Office for Davidson County, Tennessee; thence with said line, North 16 deg. 04 min. 41 sec. West 55.57 feet to an iron pin; thence, with the northerly line of said lot and the northerly line of Lot Nos. 1152 and 1153 as shown on the plan of Hermitage Hills, Section Nine as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, South 74 deg. 56 min. 12 sec. West 234.65 feet to a point; thence with the easterly line of property conveyed to RRY by deed of record in Book 7753, page 67, Register's Office for Davidson County, Tennessee, North 01 deg. 39 min. 07 sec. East 464.51 feet to an existing iron pipe in the southerly line of property conveyed to Stateland Baptist Church by final decree of Chancery Court of record in Book 3821, page 770, Register's Office for Davidson County, Tennessee; thence, with said line and the southerly line of property conveyed to Arthur J. Anderson by deed of record in Book 5939, page 471, Register's Office for Davidson County, Tennessee, South 87 deg. 18 min. 50 sec. East 259.94 feet to a point in the westerly right-of-way line of Old Hickory Boulevard; thence with said right-of-way line South 16 deg. 02 min. 00 sec. East 417.98 feet to the point of beginning, containing 139,414 square feet or 3.20 acres, more or less.

Being the same property conveyed to Freeman Florida Venture, Ltd., a Florida limited partnership d/b/a Freeman Florida Venture, L.P. by quitclaim deed from Metropolitan Equities, Ltd., Trustee with full power of record in Book 9473, page 824, Register's Office for Davidson County, Tennessee, as corrected by Instrument of Correction of record in Book 9479, page 841, Register's Office for Davidson County, Tennessee.

EXHIBIT A

1. Real Property Taxes for 1995, which have been prorated and assumed by the Grantee.
(Map 75-9, Parcels 142 and 260)

2. Easement for right-of-way to South Central Bell of record in Book 7881, page 684, Register's Office for Davidson County, Tennessee.

3. Easement for sewer line of record in Plat Book 3600, page 97, Register's Office for Davidson County, Tennessee.

4. Terms and conditions of Lease Agreement between WEB Service Company, Inc., and Freeman Webb Realtors, a memorandum of which is of record in Book 8586, page 555, Register's Office for Davidson County, Tennessee.

5. Deed of Trust to Mid-South Title Insurance Companies, Trustee(s), of record in Book 9479, page 844, Register's Office for Davidson County, Tennessee. Said Deed of Trust having been assigned to Morgan Guaranty Trust Company of New York by instrument of record in Book 9479, page 912, Register's Office for Davidson County, Tennessee.

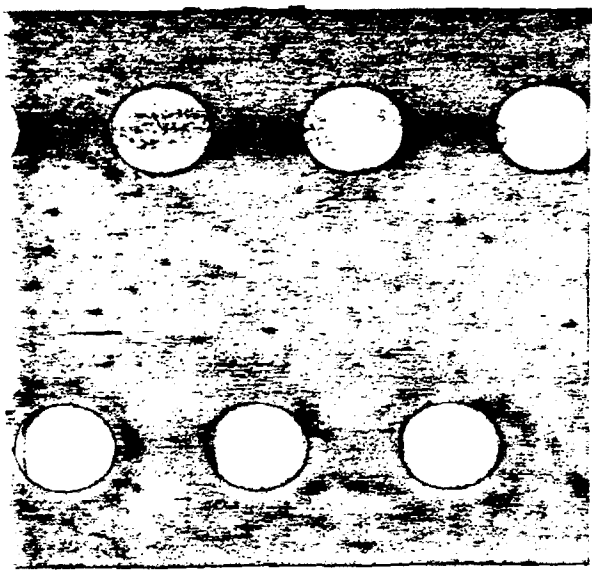
6. Assignment of Rents and Leases of record in Book 9479, page 901, Register's Office for Davidson County, Tennessee. Said Assignment of Rents and Leases having been assigned to Morgan Guaranty Trust Company of New York by instrument of record in Book 9479, page 915, Register's Office for Davidson County, Tennessee.

7. UCC-1 Financing Statement of record in Book 9479, page 918, Register's Office for Davidson County, Tennessee.

8. UCC-1 Financing Statement appearing as instrument No. 356614, Office of the Tennessee Secretary of State.

9. UCC-1 Financing Statement appearing as instrument No. 356613, Office of the Tennessee Secretary of State.

7310 12/29 0101 03CHECK 5197.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

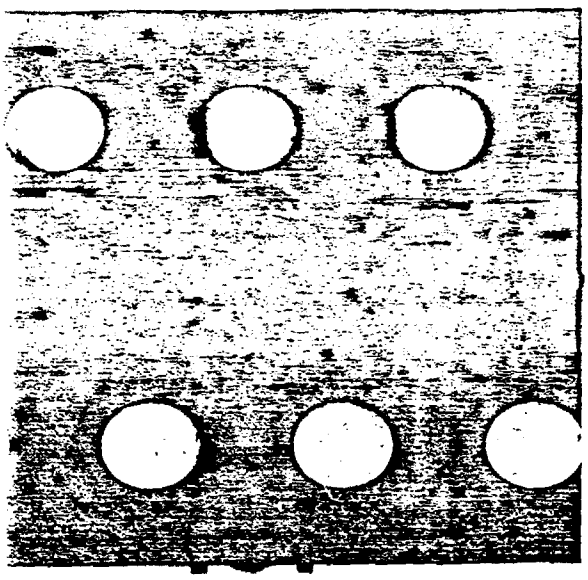
FOR _____

BOOK 9557 PG 944

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 1400000.00 CON TX 5180.00 PRFEE 1.00 WDEED 16.00 TOTAL 5197.00 CHECK 5197.00	
12/29/94	01		11:37 0001 7310	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



21065
IDENTIF. & REFERENCE

94 DEC 29 AM 11:37

REGISTER
DAVIDSON COUNTY, TN.

No. 867103