BOOK 10004 PG 200

MAP AND PARCEL:

061-00-0
075.00

This Instrument Prepared
From Information Furnished
by the Parties by:
BOLIN and ASSOCIATES, P.C., Attorneys
304 South Lowry
Smyrna, Tennessee 37167

NAME AND ADDRESS OF PERSON PAYING TAXES

Senior Cottages Management, LLC
7301 Ohms Lane, Suite 435
Edina, MN 55439

PICK-UP

98 APR -3 PM 3:59
FELIX [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0167630

NAME AND ADDRESS OF NEW OWNERS

Same as above

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

The undersigned, E.J. Boyson and wife, Eleanor Boyson and Larry D. Ashworth and wife, Blythe E. Ashworth, have bargained and sold and do hereby transfer and convey unto Senior Cottages Management, LLC., its successors and assigns, forever, that certain parcel of real estate situated in the 1rst Civil District of Davidson County, State of Tennessee, and being further described as follows:

See Exhibit A attached hereto and incorporated herein for a complete description.

Being part of the same property conveyed to the Grantors herein by deed of record in Deed Book 9416, Page 951, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE Subject to public utility and drainage easements, setback lines and other special requirements or restrictions as imposed by the appropriate governmental body, utility and/or health department and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto said Grantee herein, its successors and assigns, forever.

And, Grantors do covenant with the said Grantee herein that they are lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as above noted.

And, Grantors do further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, its successors and assigns,

RECORDERS MEMO
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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

against the lawful claims of all persons, whomever.

Possession of the within-described property will be given to the grantee herein with deed.

WITNESS, this the 3 day of April, 1996.

E.J. Boyson

Eleanor Boyson

Larry D. Ashworth

Blythe E. Ashworth

STATE OF TENNESSEE)
) SS:
Davidson COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said county and state, E.J. Boyson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND at office, the 3 day of April, 1996.

Notary Public

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
) SS:
Davidson COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said county and state, Eleanor Boyson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND at office, the 3 day of April, 1996.

Notary Public

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
) SS:
Davidson COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said county and state, Larry D. Ashworth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND at office, the 3 day of April, 1996.

Notary Public

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
) SS:
Davidson COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said county and state, Blythe E. Ashworth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND at office, the 3 day of April, 1996.

Notary Public

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
) SS:
RUTHERFORD COUNTY)

I hereby swear or affirm that the actual consideration or the fair market value of the property transferred, which ever is greater, is $350,000.

Affiant

Sworn to and subscribed before me
this the 3 day of April, 1996.

Notary Public

My Commission Expires: 5/24/97

Exhibit A

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plat of Maple Park Subdivision as of record in Book 6900, Page 407, Register's Office for Davidson County, Tennessee and also being Parcel (75) on Tax Map 61 and being more particularly described as follows:

Beginning at an existing concrete highway monument at the intersection of the northerly right-of-way line of Ben Allen Road and the easterly right-of-way line of Ellington Parkway; thence,

1. With the easterly right-of-way line of Ellington Parkway N 9° 55' 42" E, 644.31 feet to an existing concrete highway monument; thence

2. Continuing with right-of-way N 10° 59' 45" E, 259.30 feet to an existing concrete highway monument; thence

3. Continuing with right-of-way N 4° 03' 26" E., 143.16 feet to the common corner of Lots 1 and 2 Maple Park Subdivision; thence

4. With the common line between Lots 1 and 2 N 69° 30' 00" E, 567.11 feet to an iron pin; thence

5. N 23° 31' 07" E, 211.03 feet to an iron pin in the southerly line of Kenmont Apartments as of record in Plat Book 4460, Page 13, Register's Office for Davidson County, Tennessee; thence

6. With the south line of Kenmont Apartments S 66° 28' 53" E., 279.33 feet to an existing concrete monument; thence

7. Continuing with Apartments S 31° 00' 33" W., 313.83 feet to an iron pin; thence

8. Continuing with Apartments S 51° 39' 15" E., 339.34 feet to a fence post, being the northwesterly corner of Elmer I. Kent; thence

9. With the westerly line of Kent S 28° 00' 57" W., 289.55 feet to a fence post, being the northwesterly corner of H.M. Breeding; thence

10. With the west line of Breeding S 29° 14' 20" W, 336.66 feet to a fence post, corner in the northerly line of Howard Gehrig; thence

11. With Gehrig's north line N 52° 17' 02" W, 457.79 feet to a fence post; thence

12. With the west line of Gehrig S 13° 05' 38" W., 368.18 feet to an existing iron pin, northeasterly corner of Franklin D. Harris; thence

13. With the north line of Harris N 68° 29' 32" W., 201.56 feet to a fence post; thence

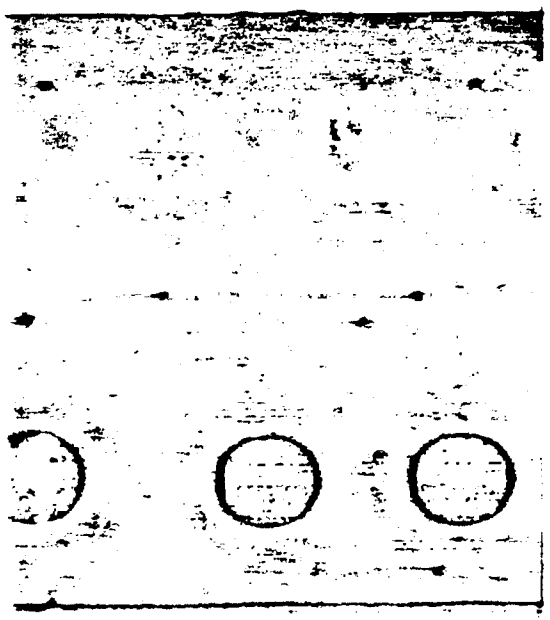
14. With the west line of Harris S 13° 42' 25" W., 396.54 feet to an iron pin on the northerly right-of-way line of Ben Allen Road; thence

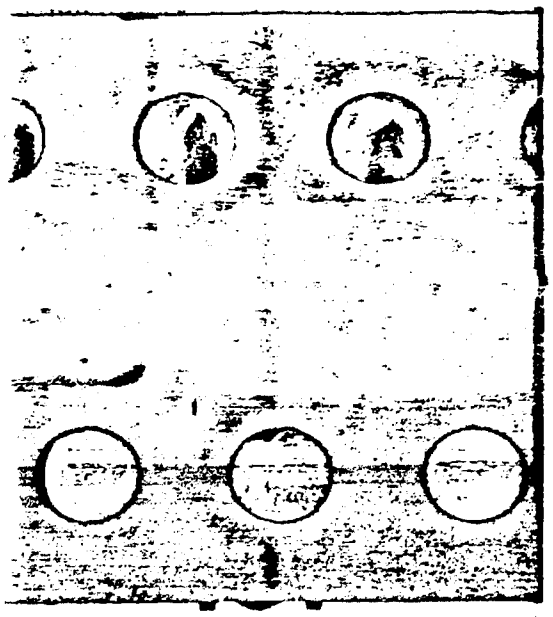
15. With the northerly right-of-way line of Ben Allen Road N 53° 16' 24" W., 139.68 feet to the point of beginning and containing 18.23 acres.

The above described lot is subject to all easements and conditions as set on recorded plat as of record in Book 6900, Page 407, Register's Office for Davidson County, Tennessee.

6464 04/03 0101 03CHECK 2052.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10004 PG 204

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	
				550000.00
			CON TX	2035.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2052.00
			CHECK	2052.00
04/03/96	01	16:06	0001	6464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167630
IDENTIF. ↑ REFERENCE

96 APR -3 PM 3:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024459