0332519

BOOK 10551 PG 27

IDENTIFICATION REFERENCE

PICK-UP

97 JUL 31 PM 3:13

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nashville-Maplecrest, Inc. c/o Bobby D. Davis DAVIS & BAGGOTT 101 Shepherd Hills Drive Madison, TN 37115	New Owner	133-06-239 133-06-240

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, MAPLECREST, L.P., a Tennessee limited partnership hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto NASHVILLE-MAPLECREST, INC., a Tennessee corporation hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Two tracts or parcels of land located in Davidson County, Tennessee, being Reserved Parcel A and Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tracts are more particularly described as follows:

Tract 1: Being Reserved Parcel A on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tract is more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Tibbs Drive, 403.30 feet south of the intersection of the westerly margin of Tibbs Drive and Wheeler Drive, as shown on the Plan of Leonard Heights Subdivision of record in Book 2330, page 15; thence, along the southerly margin of Tibbs Drive, South 88° 05' East 75.08 feet to a concrete monument; thence, leaving said southerly margin of Tibbs Drive in a southerly direction along a curve to the left with a 25-foot radius, 39.35 feet to a concrete monument; thence South 01° 44' West 134.50 feet to a concrete monument; thence North 56° 43' West 58.60 feet to a concrete monument; thence North 01° 44' East 129.04 feet to a concrete monument in the southerly margin of Tibbs Drive, being the point of beginning, containing 0.17 acres, more or less.

Tract 2: Being Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Natchez Court, being the most northerly common corner of Lots No. 1 and 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, thence, along the said southerly margin of Natchez Court, North 63° 27' East 386.40 feet to a concrete monument in the southerly line of Reserved Parcel A; thence South 56° 43' East 284.75 feet to a concrete monument; thence South 01° 46' West 332.70 feet to a concrete monument; thence North 87° 33' West 424.60 feet to the most southerly common corner of Lots 1 and 2 on the Plan of Natchez Corporation Subdivision; thence, with the lines between said Lots 1

and 2, North 26° 37' West 333.20 feet to the point of beginning.

Being the same property conveyed to Maplecrest, L.P., by Warranty Deed from NATCO, Inc. of record in Book 9101, page 174, said Register's Office.

This is improved property known as Maplecrest Apartments, 311 Natchez Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the current year which have been prorated and assumed by Grantee;

2. Tenants in possession, as tenants only, under unrecorded leases; and

3. Lease Agreement of record in Book 9898, page 821, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 30th day of July, 1997.

"GRANTOR"

MAPLECREST, L.P., a Tennessee limited partnership

By: ANDFIELD REALTY HOLDINGS, INC., a Tennessee corporation, General Partner

By: William M. Warfield
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John M. Baird, a Notary Public in and for the County and State aforesaid, personally appeared William M. Warfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of Andfield Realty Holdings, Inc., a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as President, in its capacity as General Partner for Maplecrest, L.P., the bargainor, a Tennessee limited partnership, and that the corporation, as such General Partner, being authorized so to do by the partnership, executed the same for the purposes therein contained, by signing the name of the partnership by itself as General Partner.

Witness my hand and seal this the 30th day of July, 1997.

NOTARY PUBLIC
Notary Public at Large
STATE OF TENN.

My commission expires:
5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,697,500.00.

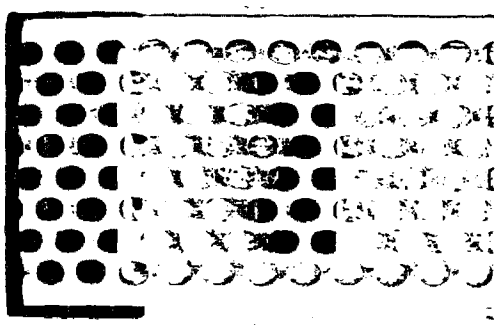
AFFIANT

SUBSCRIBED and sworn to before me, this 31st day of July, 1997.

Notary Public

My Commission Expires:
5-23-98

1419 07/31 0101 03CHECK 3 9993.75



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

RECEIVED OF _____

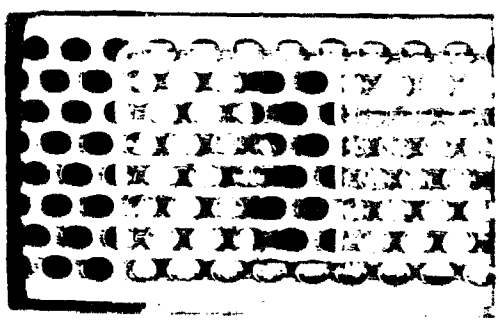
FOR _____

BOOK 10551 PG 30

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 2697500.00 CON TX 9980.75 PRFEE 1.00 WDEED 12.00 TOTAL 9993.75 CHECK 9993.75	
07/31/97	01	15:20 0001 1419		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332519
IDENTIFICATION REFERENCE

97 JUL 31 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1181054