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THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

Davidson County DEEDWARR
Recvd: 04/02/02 15:29 3pgs
Fees:18.00 Taxes:11840.00
20020402-0040077

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
SAM L. WILHITE, JR. and MARTHA JANE WILHITE, Trustees	SAM L. WILHITE, JR. 4004 Lynnwood Court Franklin TN	Map 043 11 0 Parcel 187.00

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARCHWOOD APARTMENTS L.P., a Tennessee Limited Partnership**, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **SAM L. WILHITE, JR. and MARTHA JANE WILHITE, Trustees of the Wilhite Family Trust dated 11/07/83,** with full power to mortgage, sell, transfer or convey without the necessity of joinder of any beneficiary, hereinafter referred to as "*Grantees*", their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, according to an unrecorded survey of Lewis R. Mefford, Jr., Surveyor Lic. No. 5076, dated June 9, 1977, and being Lot No. 6 on the Plan of John W. Anderson Subdivision of the Re-Subdivision of Lot 4 on the Map of the Survey of Anderson Tract, which Plan is of record in Book 1835, Page 34, Register's Office for said County, and part of Lot 5 on the Map of the Survey of Anderson Tract, which Map is of record in Book 1130, Page 37, said Register's Office, and according to said survey being more particularly described as follows:

BEGINNING at an iron pin, said iron pin being North 03 deg. 02 min. 55 sec. East 110.18 feet from a concrete monument in the North right-of-way of State Route No. 45, also being in the East right-of-way of Archwood Drive; thence North 03 deg. 02 min. 55 sec. East, with the East right-of-way of Archwood Drive, 115.00 feet to an iron pin in same; thence North 86 deg. 17 min. 40 sec. East 435.00 feet to an iron pin, the Southeast corner of Parcel 181, Map No. 43-11; thence North 04 deg. 16 min. 25 sec. East, passing the East corners of Parcel Nos. 181, 182, 183, 184, 185, 587.30 feet to an iron pin; the Northeast corner of Parcel No. 185 and in the South right-of-way of DuPont Avenue; thence South 86 deg. 02 min. 45 sec. East, with the South right-of-way of DuPont Avenue, 434.3 feet to an iron pin in same; thence South 04 deg. 16 min. 25 sec. West, with the West boundary line of Parcel No. 186, Map No. 43-11, 759.79 feet to an iron pin, the Southwest corner of Parcel No. 186 and in the North right-of-way of State Route No. 45; thence North 85 deg. 22 min. 54 sec. West, with the North right of way of State Route No. 45, 430.46 feet to a concrete monument in same; thence North 02 deg. 45 min. 53 sec. East 52.52 feet to an iron pin, the Northeast corner of Parcel No. 179, Map No. 43-11; thence North 86 deg. 17 min. 40 sec. West, with the north line of Parcel No. 179, 435.00 feet to an iron pin; the point of beginning, containing 8.69 acres, more or less.

BEING the same property conveyed to Archwood Apartments, a limited partnership, by deed from James T. Conrad and wife, Marjorie R. Conrad, Roy W. Smith and wife, Jewel G. Smith, of record in Book 5203, Page 949, re-recorded in Book 6822, Page 631, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

(1) All matters shown on the Plan of record in Book 1835, Page 34, and Book 1130, Page 37, said Register's Office.

(2) Transmission line easement of record in Book 1196, Page 207, said Register's Office.

(3) Restrictive Covenants of record in Book 1943, Page 31, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said SAM L. WILHITE, JR. and MARTHA JANE WILHITE, Trustees of the Wilhite Family Trust dated 11/07/83, their successors and assigns forever. The undersigned covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth above. The undersigned further covenants and binds itself, its assigns and representatives, to warrant and forever defend the title to said real estate to the said SAM L. WILHITE, JR. and MARTHA JANE WILHITE, Trustees of the Wilhite Family Trust dated 11/07/83, their successors and assigns, against the lawful claims of all persons.

WITNESS MY HAND on this 29th day of March, 2002, the undersigned, Archwood Apartments L.P., a Tennessee Limited Partnership, having caused its name to be signed hereby by its duly authorized officers on said day and date.

ARCHWOOD APARTMENTS, L.P.
A Tennessee Limited Partnership, by
GP Associates, Inc., general partner

By: _____
RANDY E. CHANCE, ***President***

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 3,200,000.00.

Randy E. Chance

Sworn to and subscribed before me on this the 29 day of March, 2002.

Jenny M Robertson
NOTARY PUBLIC
My Comm. Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Randy E. Chance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be President of GP Associates, Inc., a Tennessee corporation that serves as General Partner of Archwood Apartments, L.P., a Tennessee Limited Partnership, the within named bargainor, and that GP Associates, Inc., 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 itself as General Partner.

Witness my Hand and Notarial Seal at office in Goodlettsville, Tennessee, on this the 29 day of March, 2002.

Jenny M Robertson
NOTARY PUBLIC

My Comm. Expires: 5/26/02

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