Davidson County DEEDWARR
Recvd: 12/21/05 11:18 3 pgs
Fees:18.00 Taxes:5365.00

20051221-0152865

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)44176 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,450,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 16 DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #3	**SAME**	**90-12-268**
P. O. Box 50701		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **CROLEY COURT APARTMENTS, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #3**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Croley Court Apartments, LLC, a Tennessee limited liability company, by Warranty Deed dated May 26, 1998 from 1994-N2 Tennessee Associates L.P., a Delaware limited partnership, of record in Book 10951, Page 771, Register's Office for Davidson County, Tennessee.

Grantee herein assumes the outstanding balance of a Deed of Trust of record as Instrument No. 20010319-0026000, in the original principal amount $1,050,000.00

Unimproved ( ) assumption agreement recorded immediately hereafter.

This is improved (x) property known as 120 Croley Court, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS its hand this 16th day of December, 2005.

CROLEY COURT APARTMENTS, LLC

By: _____

MARK SANDERS
Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared MARK SANDERS with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Authorized Member of CROLEY COURT APARTMENTS, LLC, a Limited Liability Company, the within named bargainor, a corporation, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said MARK SANDERS as Authorized Member.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of December, 2005.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in the Twenty-second Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lots 2 and 3 on the Map of Subdivision of Lot No. 21 of the B. F. Cockrill Farm as of record in Book 332, page 58 in the Register's Office for Davidson County, Tennessee (R.O.D.C.), being more particularly described according to a survey by Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206 dated February 24, 1998 bearing Job No. 98-021 prepared by Paul Sauve, RLS No. 1796 as follows:

Beginning at an existing iron pin located in the easterly right-of-way margin of Croley Drive (a 50-foot right-of-way); said iron pin being the northwesterly property corner of the Milburn A. Goodson and wife, Martha J. Goodson property of record in Book 6252, page 808, R.O.D.C., Tennessee and the southwesterly corner of the herein described tract; thence, following the easterly right-of-way margin of Croley Drive, North 04° 56' 48" East, 131.87 feet to an existing iron pin; thence, leaving said road margin and following the southerly and easterly property lines of James N. Spence and wife, Virginia Lavergne Spence of record in Book 1971, page 515, R.O.D.C., Tennessee, South 84° 06' 12" East, 375.53 feet to an existing iron pin; thence, North 05° 47' 21" East, 174.82 feet to an existing iron pin; thence, leaving the Spence Boundary and following the southerly boundary line of Billy Ambrose DeBusk property of record in Book 4048, page 63, R.O.D.C., Tennessee, South 84° 04' 00" East, 300.01 feet to an existing iron pin; thence, following the westerly boundary of Charlotte Park of record in Book 78, page 926, condemned, South 05° 57' 37" West, 307.27 feet to an existing iron pin; thence, leaving said park boundary and following the northerly boundary of Milburn A. Goodson and wife, Martha J. Goodson property of record in Book 6252, page 808, R.O.D.C., Tennessee, North 84° 02' 09" West, a distance of 672.69 feet to the point of beginning, containing 141,491 square feet or 3.248 acres, more or less.