Davidson County DEEDWARR
Recvd: 04/30/08 10:49 2 pgs
Fees:13.00 Taxes:4782.12

20080430-0043954

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Haywood Lane Apartments, Inc. C/o William Duta and Elvia Duta 381 Jernigan Road Portland, Tennessee 37148	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 14712007000

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

MARSHALL PROPERTY MANAGEMENT, L.L.C., a Tennessee limited liability company

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

HAYWOOD LANE APARTMENTS, INC., a Tennessee corporation

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Land in 5th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Tom C. Lamb Subdivision, as shown on plat of record in Book 4060, Page 130, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Haywood Lane, the common corner of Lots Nos. 1 and 2, said point also being 235.03 feet east of the esaterly margin of an unnamed street; thence South 11 degrees 59 minutes East 152.00 feet; thence South 73 degrees 25 minutes West 104.59 feet; thence South 20 degrees 35 minutes 20 seconds East 85.17 feet; thence South 26 degrees 22 minutes East 258.33 feet; thence North 63 degrees 38 minutes East 65 feet; thence South 26 degrees 22 minutes East 151.00 feet; thence North 63 degrees 38 fminutes East 162.00 feet; thence North 12 degrees 51 minutes 30 seconds West 291.77 feet; thence North 89 degrees 24 minutes West 180.00 feet; thence North 11 degrees 59 minutes West 250 feet; thence 50.04 feet along the southerly margin of Haywood Lane to the Point of beginning.

Being the same property conveyed to Marshall Property Management, LLC, by Warranty Deed from Danny Watkins and Alma Watkins, of record at Instrument #20040203-0013250, Register's Office for Davidson County, Tennessee.

*A portion of the consideration and tax on the transfer of this property in the Lease agreement is of record in Instrument No. 20051116-0138660.

This is improved property known as **383 Haywood Lane, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 29 day of April, 2008.

MARSHALL PROPERTY MANAGEMENT, L.L.C.,
a Tennessee limited liability company

By: _____
CHAD M. RAY, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Chad M. Ray, on behalf of Marshall Property Management, LLC, in his capacity as Chief Manager,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained with the full authority and consent of Marshall Property Management, LLC.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of April, 2008.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,292,465.95.

AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2008.

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 10-19-08