BILL GARRETT, Davidson County
Trans:T20100064145 DEEDWARR
Recvd: 10/08/10 15:30 4 pgs
Fees:23.00 Taxes:5180.00
20101008-0081133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Thomas P. Kanaday, Jr.
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2010.

Notary Public
My commission expires: NOTARY PUBLIC AT LARGE Joe Vaulx Crockett, III My Commission Expires January 7, 2013 STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:
Thomas P. Kanaday, Jr. and
Sally R. Kanaday
204 Burlington Place
Nashville, TN 37215

Send Tax Bills To:
SAME

Map/Parcel No.
Map 90-12, Parcel 268

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ALAN F. BACHRACH, an unmarried man, has bargained and sold, and by these presents does transfer and convey unto THOMAS P. KANADAY, JR., as to a 47.29% undivided interest as tenant in common and SALLY R. KANADAY, as to a 52.71% undivided interest as tenant in common ("GRANTES"), their successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as Croley Court Apartments, located at 120 Croley Court (a/k/a 610 Croley Drive), Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEES, their successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEES that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

WITNESS my hand this 7 day of October, 2010.

ALAN F. BACHRACH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett, III, a Notary Public in and for said County and State, the within-named Alan F. Bachrach, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 7TH day of October, 2010.

Notary Public

My Commission Expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

PROPERTY DESCRIPTION
CROLEY COURT APARTMENTS
120 Croley Court (a/k/a 610 Croley Drive), Nashville, Tennessee

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

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.

Being the same property conveyed to Alan F. Bachrach Family Limited Partnership #3 by Deed of record in Instrument No. 20051221-0152865, Register's Office for Davidson County, Tennessee. Said property was subsequently conveyed to GRANTOR by Quitclaim Deed of record as Instrument No. 20101008-0081132 said Register's Office, pursuant to a Final Decree of Divorce dated July 20, 2009, in the case of Stasia F. Bachrach v. Alan F. Bachrach, Docket No. 09D-1040, Eighth Circuit for Davidson County, Tennessee.

EXHIBIT "A"

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Matters affecting the title that would be disclosed by an accurate and complete land survey of the Property.
2. Matters shown on the Plat of record in Plat Book 332, page 58, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"