TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
...ST RIDGE, NASHVILLE ~~ASSOCIATES~~
(NAME)
Post Ridge Apartments,
(STREET ADDRESS OR ROUTE NUMBER)
595 Hicks Rd.,
~~Nashville,~~ Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
POST RIDGE, NASHVILLE ASSOCIATES
(NAME)
595 Hicks Road
(STREET ADDRESS)
Nashville, Tennessee
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
BOOK 4775 PAGE 45
128 - 99
9D-5720

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by POST RIDGE, NASHVILLE ASSOCIATES, a Tennessee Limited Partnership, of 595 Hicks Road, Nashville, Tennessee, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, IDS MORTGAGE DEVELOPMENT CORPORATION, a Nevada corporation, hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

THIS INSTRUMENT PREPARED BY: IDS MORTGAGE DEVELOPMENT CORPORATION
Minneapolis, Minnesota

The actual consideration for this transfer or value of property is $2,925,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Marc Lowenstein
Agent for Grantee

Sworn to and subscribed before me this 15 day of December, 1973.

Theresa F. Kelly
NOTARY PUBLIC; My commission expires September 6, 1974

NOTARIAL SEAL HENNEPIN COUNTY, MINN.

unimproved ( )
This is improved (X) property, known as 595 Hicks Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 17th day of December, 19 73.

IDS MORTGAGE DEVELOPMENT CORPORATION

Attest: Johanne M. Stoffel
Assistant Secretary

By: Richard Anderson
Its Vice President

IDS MORTGAGE DEVELOPMENT CORPORATION

STATE OF Minnesota
Hennepin COUNTY

Before me, L. Bergerson, a Notary Public within and for the State and County aforesaid, personally appeared Richard Anderson and Johanne M. Stoffel with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and Assistant Secretary respectively of the IDS MORTGAGE DEVELOPMENT CORPORATION the within named bargainor, a corporation, and that (they) as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Richard Anderson as such Vice President, and attesting the same by the said Johanne M. Stoffel as such Assistant Secretary.

Witness my hand and official seal at office at Minneapolis, Minnesota on this the 17th day of December, 19 73.

L. BERGERSON
Notary Public, Hennepin County, Minn.
My Commission Expires May 17, 1980

L. Bergerson
Notary Public.

My commission expires

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM
IDS MORTGAGE DEVELOPMENT CORPORATION

TO
POST RIDGE, NASHVILLE ASSOCIATES

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

FILE TENNESSEE TITLE CO.
334737

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM NO. 1003 - REVISED

EXHIBIT A to Warranty Deed from IDS Mortgage Development Corporation, a Nevada corporation, as Grantor, to Post Ridge, Nashville Associates, a Tennessee limited partnership, as Grantee.

A tract of land in the Ninth Civil District of Davidson County, Tennessee, that is Lot one on the Plat of Bel View Apartments, as of record in Book 4460, page 23, Register's Office, Davidson County, and is more fully described as follows:

Beginning at a concrete monument in the easterly margin of Sawyer Brown Road at the beginning of a 25-foot radius turnout onto the southerly and westerly margins of Hicks Road and proceeding as follows: with a 25.00 foot radius curve to the right a distance of 38.91 feet to a concrete monument that is 30 feet opposite and parallel to the centerline of Hicks Road; thence with a 267.88 foot radius curve to the left a distance of 112.05 feet to a concrete monument; thence South 81°32'03" East a distance of 194.19 feet to a concrete monument; thence with a 660.98 foot radius curve to the right a distance of 664.68 feet to a concrete monument; thence south 23°55'06" East a distance of 113.68 feet to a concrete monument; thence with a 530.00 foot radius curve to the left a distance of 167.07 feet to a concrete monument, the northeast corner of the herein described tract; thence leaving the southerly and westerly margin of Hicks Road, South 4°47'39" West a distance of 460.28 feet to a concrete monument, the southeast corner of the herein described tract and the northeast corner of Harpeth Park, Section Four, as of record in Book 4300, page 52, R.O.D.C.; thence with the southerly margin of the herein described tract and the northerly margin of Harpeth Park, North 88°29'00" West a distance of 623.79 feet to an iron pin in concrete; thence South 89°35'17" West a distance of 96.15 feet to an iron pin in concrete, the northwest corner of Harpeth Park, Section Four, the northeast corner of Harpeth Park, Section Two, as of record in Book 3700, page 58, R.O.D.C. and the southerly margin of the herein described tract; thence south 89°54'30" west a distance of 46.27 feet to an iron pin in concrete; thence, north 87°56'33" West a distance of 310.55 feet to an iron pin in concrete; thence, north 44°48'47" West a distance of 18.00 feet to an iron pin in concrete; thence North 32°03'07" West a distance of 188.02 feet to a concrete monument; thence leaving the easterly margin of Harpeth Park, Section Two, North 57° 56'53" East a distance of 109.97 feet to a concrete monument; thence, North 31°13'20" West a distance of 450.00 feet to a concrete monument in the easterly margin of Sawyer-Brown Road; thence with the easterly margin of Sawyer Brown Road in a northeasterly direction with a 589.50 foot radius curve to the left a distance of 173.21 feet to a concrete monument; thence North 35°58'47" East a distance of 288.12 feet to a concrete monument; thence with a 3845.20 foot radius curve to the left a distance of 236.21 feet to the point of beginning and containing 26.638 acres, more or less.

SUBJECT TO THE FOLLOWING:

(a) 1973 taxes not yet due and payable.

(b) Deed of trust executed by IDS Mortgage Development Corporation, to Gareth S. Aden, Trustee, of record in Book 4667, page 326, to secure a note dated December 22, 1972, for $2,550,000.00, payable according to terms and conditions thereof.

(c) Recorded Plan of record in Book 4460, page 23, showing a 50-foot setback line from Sawyer Brown Road and from Hicks Road.

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C 3 6 1 2 8

IDENTIF. REFERENCE

DEC 21 2 07 PM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

DEC21R	CONV	*	2,925,000.00	
DEC21R S'TAX		A*	7,605.00	
DEC21R PB'FEE		A*	.50	
DEC21R	W'DEED	A*	6.00	* 7,611.50