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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
American Property Investors VI	Same as New Owner	75-13 244
(NAME) 1776 So. Jackson Street	(NAME) 445 Madison Avenue	120-0-125
(STREET ADDRESS OR ROUTE NUMBER) Denver, Colo. 80210	(STREET ADDRESS) [illegible] 10017	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---------- $10.00 ----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid by American Property Investors VI, the grantee, the receipt of which is hereby acknowledged; and for other good and valuable considerations,

I, Morton L. Spitz, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said AMERICAN PROPERTY INVESTORS VI, a Colorado Limited Partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I:

Lot No. 4 on the Resubdivision of Lots 4 and 5 as shown on Resubdivision Commercial Area 3, Hermitage Hills, of record in Book 4715, page 142, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northwest margin of Lebanon Road at the common corner of Lots 4 and 5; thence leaving said Road, North 71 degrees 48' West 200.0 feet to a point; thence North 10 degrees 12' East 85.00 feet to a point; thence South 71 degrees 48' East 200.0 feet to a concrete monument in the Northwest margin of Lebanon Road; thence with said Road, South 18 degrees 12' West 85.00 feet to the point of beginning.

Being the same property conveyed to Morton L. Spitz, Trustee, by deed from The Kelly-Springfield Tire Company, of record in Book 4959, page 987, said Register's Office.

Tract II:

Lot No. 8 on the Plat of the Resubdivision of Lot 2, The Oaks, of record in Plat Book 4885, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 85.45 feet on the Northeast margin of Murfreesboro Road and extends back between parallel lines, 200.00 feet to a line in the rear.

Being the same property conveyed to Morton L. Spitz, Trustee, by deed from The Kelly-Springfield Tire Company, of record in Book 4959, page 991, said Register's Office.

This conveyance is subject to easements and building setback lines, as recorded, matters of record, taxes and assessments not yet due and payable and 1976 taxes.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 26 day of January, 1977.

Morton L. Spitz, Trustee

(Morton L. Spitz, Trustee)

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF HAMILTON

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Morton L. Spitz, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cincinnati, Ohio, this 26th day of January, 77.

My commission expires _____ Notary Public Mary K Kyle

NOTARIAL SEAL HAMILTON COUNTY, OHIO

MARY K. KYLE
Notary Public, Hamilton County, Ohio
My Commission Expires May 14, 19~~7~~8

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.~~

~~Witness my hand and seal, at office in _____, this _____ day of _____, 19____.~~

~~_____ Notary Public~~

~~Commission expires _____~~

STATE OF ~~TENNESSEE~~ TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 236,000.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 27th day of January, 19 77.

My commission expires Aug. 3 1980 Notary Public Virginia A. Russo

NOTARY PUBLIC VIRGINIA RUSSO DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Briley, Richards & Wrenne, Attorneys - 344 Fourth Avenue North - Nashville, Tennessee 37219

Name Address

[illegible] COMM * $ 236,000 00
[illegible] REV STAX $* 613.60
[illegible] TITLE $* .50
[illegible] RECD $* 4.00 * 618.10

246919 LR

WARRANTY DEED

FROM MORTON L. SPITZ, TRUSTEE

TO AMERICAN PROPERTY INVESTORS VI

D87473

IDENTIF. REFERENCE

JAN 31 3 52 PM '77

REGISTER DAVIDSON CO., TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219