This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5110 PAGE 943

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Property Inv. VI, a Colorado Limited Partnership	Same	61-7-69 1(Tr.1)
(NAME) 1776 So. Jackson St.	(NAME) 295 Madison Avenue	133-10-38 (Tr.2)
(STREET ADDRESS OR ROUTE NUMBER) Denver, Colo 80210	(STREET ADDRESS) New York, N.Y. 10017	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Thirty Six Thousand and no/100---------

----------($236,000.00)----------*DOLLARS*

cash in hand paid by American Property Investors VI, a Colorado Limited Partnership the receipt of which is hereby acknowledged,

JAN31 CONV * 236,000.00
JAN31 S'TAX B* 613.60
JAN31 PR'FEE B* .50
JAN31 W'DEED B* 6.00 * 620.10

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 its successors, ~~XXXX~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1: Being a part of a tract marked "Future Development" on the northeast corner of Gallatin Pike and Richmond Drive, as shown on the Plan of King Subdivision, Section I, in Book 1130, page 94, Register's Office for said County, and being further described according to a survey of Kohl-Coode and Associates, File No. 230-C, dated January 8, 1974, as follows:
Beginning at a point in the northerly margin of Richmond Drive, said point being 36.8 feet west of the intersection of the northwesterly margin of a 20-foot alley and the northerly margin of Richmond Drive, as depicted on the plan of the said King Subdivision, Section I; thence, with the northerly margin of Richmond Drive, north 89° 51' 32" west 73.41 feet to a point; thence, northwesterly with a curve to the right, said curve having a radius of 25 feet and an interior angle of 89° 27' 02", a total distance of 39.03 feet to a point on the easterly margin of Gallatin Road; thence, continuing with the said easterly margin of Gallatin Road, north 0° 24' 30" west 75.24 feet to a point; thence, leaving the said margin of Gallatin Road, south 89° 51' 01" east 97.93 feet to a point; thence south 0° 32' 51" east 100 feet to the point of beginning.

Being the same property conveyed to Morton L. Spitz, Trustee, by deed from The Kelly-Springfield Tire Company, a Maryland Corporation, of record in Book 4960, page 630, Register's Office for said County.

continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 236,000.00

Subscribed and sworn to before me, this the 25 day of ____, 19__

Affiant

My commission expires ____

(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

TRACT 2: Being Lot No. 1 on the Subdivision of the J. Redd & Associates' property, of record in Plan Book 4715, page 101, Register's Office for said County and described as follows:
Beginning at a point in the easterly margin of Nolensville Road, said point being the southwesterly corner of Natchez Corporation Subdivision, of record in Plat Book 3700, page 121, Register's Office for said County; thence, leaving the said margin of Nolensville Road and with the southerly line of Lot No. 1 on the said Plan of Natchez Corporation Subdivision, South 87° 33' East 150 feet to a point; thence, leaving the said southerly margin of the said Natchez Corporation Subdivision, South 24° 10' 45" East 90 feet to a point; thence North 87° 33' 00" West 150 feet to a point on the easterly margin of Nolensville Road; thence, continuing with the same margin of Nolensville Road, North 24° 10' 45" West 90 feet to the beginning.

Being the same property conveyed to Morton L. Spitz, Trustee, by deed from The Kelly-Springfield Tire Company, a Maryland Corporation, of record in Book 4960, page 632, Register's Office for said County.

This conveyance is subject to an owner's certificate, as shown on plan of record in Book 4715, page 101, Register's Office for Davidson County, Tennessee. As to Tract 2.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American Property Investors VI, a Colorado Limited Partnership, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* American Property Investors VI, a Colorado Limited Partnership *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* excepting matters of record and taxes and assessments not yet due and payable and 1976 taxes.

And I, Morton L. Spitz, Trustee *do further covenant and bind* myself, my successors and assigns, *to warrant and forever defend the title to the said land to the said* American Property Investors VI, a Colorado Limited Partnership, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever,* excepting matters of record and taxes and assessments not yet due and payable and 1976 taxes.
Witness my *hand this* 26 *day of* January, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Morton L. Spitz, Trustee

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STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, Mary K. Kyle, *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, ~~*Tennessee,*~~ *this* 14th *day of* January, *19* 73

Mary K. Kyle, *Notary Public.*

Commission Expires.....

NOTARIAL SEAL • HAMILTON COUNTY, OHIO •

MARY K. KYLE
Notary Public, Hamilton County, Ohio
My Commission Expires May 14, 1973

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
JAN 31 3 54 PM '73
REGISTER'S OFFICE

D 8 7 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....