WARRANTY DEED

BOOK 5345 PAGE 135

THIS INSTRUMENT WAS PREPARED BY
Perlstein & Roller, PA. Miami, FLA

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Executive House Apts, Ltd.	Executive House Apts., Ltd. c/o Freshman, Marantz, et al.	106.0
(NAME) 9100 Wilshire Blvd.#8-E	(NAME) 9100 Wilshire Blvd. 8th Fl. East Tower	72
(STREET ADDRESS OR ROUTE NUMBER) Beverly Hills, CA 90212	(STREET ADDRESS) Beverly Hills, CA 90212	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I.R.E. SERIES III, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EXECUTIVE HOUSE APARTMENTS, LTD.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO THOSE ITEMS SHOWN ON EXHIBIT "B"
ATTACHED HERETO AND MADE A PART HEREOF

OCT-2[illegible]	CONV	*	5,000,000.00	
OCT-2[illegible]	S'TAX		B13,000.00	
OCT-2[illegible]	PR'FEE		B* .50	
OCT-2[illegible]	W'DEED		B* 8.00	*13,008.50

unimproved ( )
This is improved (X) property, known as 830 (House Number) Murfreesboro Road (Street) (P. O. Address) Nashville (City or Town) (Postal Zip)

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 successors, assigns 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. Wherever 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 its hand this 29th day of September 1978

ATTEST:

Bridgett Bodson
Bridgett Bodson
Assistant Secretary

I.R.E. SERIES III, INC.

BY:
Alan B. Levan, President

I.R.E. SERIES III, INC. CORPORATE SEAL FLORIDA

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__.

Commission Expires: _____

_____
Notary Public

STATE OF FLA)
COUNTY OF DADE)

Before me, Mitchell L. Perlstein, a Notary Public within and for the State and County aforesaid, personally appeared Alan B. Levan and Bridgett Bodson, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the President and Assistant Secretary respectively of the I.R.E. SERIES III, INC. the within named bargainor, a corporation, and that (he, they) as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Alan B. Levan as such President, and attesting the same by the said Bridgett Bodson as such Assistant Secretary.

WITNESS my hand and official seal at office at Miami, Florida on this 28 day of September, 1978

My Commission Expires: _____

Notary Public
Notary Public, State of Florida at Large
My Commission Expires March 28, 1981
Bonded By American Fire & Casualty Company

MITCHELL L. PERLSTEIN NOTARY PUBLIC STATE OF FLORIDA AT LARGE

E 91871

IDENTIF. REFERENCE

OCT 2 3 35 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

RETURN TO:

STATE OF FLA)
COUNTY OF DADE)

The actual consideration or value, whichever is greater, for this conveyance is $5,000,000.00 including existing deeds of trust

Subscribed and sworn to before me this 28 day of Sept, 78

My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires March 28, 1981
Bonded By American Fire & Casualty Company

_____
Notary Public

MITCHELL L. PERLSTEIN NOTARY PUBLIC STATE OF FLORIDA AT LARGE

EXHIBIT A

D E S C R I P T I O N

Being a parcel of land in the Third Civil District of Davidson County, Tennessee, as shown on a survey prepared by Barge, Waggoner & Sumner, dated June 6, 1966, revised June 15, 1972, and May 19, 1978, and being more particularly described as follows:

Beginning at a point in the North right-of-way of Murfreesboro Road, or U.S. Highway No. 41, said point being W. L. Hagan's Southwest corner; thence with the North margin of Murfreesboro Road along a curve to the right, having a radius of 1879.90 feet, a central angle of 7° 12' 22", 236.32 feet, to a point, the end of said curve; thence North 52° 13' West 268.54 feet to a point in the northerly margin of said Murfreesboro Road; thence leaving said Murfreesboro Road, North 34° 47' East 264.33 feet to a fence corner; thence with a fence North 49° 27' West 265.21 feet to a point, Harsh's Southeast corner; thence North 18° 04' East 639.08 feet with Harsh's line and McQuiddy's line, to a fence corner; thence along McQuiddy's South line South 70° 53' East 673.98 feet to a point in W. L. Hagan's West line; thence with W. L. Hagan's West line the following courses and distances; South 4° 08' West 424.64 feet to a point; South 26° 03' West 301.0 feet to a point; thence South 6° 50' West 189.00 feet to a fence corner; thence North 81° 53' West 152.47 feet to a corner post; thence South 10° 46' West 216.96 feet to the point of beginning, and containing 16.01 acres, more or less.

Being the same property conveyed to I.R.E. Series III, Inc., a Florida corporation, by quitclaim deed from I.R.E. Real Estate Partners, Ltd. Series III, a Florida Limited Partnership, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

EXHIBIT "B"

1. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, being an easement of 20 feet by 24 feet for sanitary sewers and/or storm drainage of record in Book 4040, page 968, said Register's Office.

2. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, being an easement of 20 feet by 24 feet for sanitary sewers and/or storm drainage of record in Book 4520, page 797, said Register's Office.

3. Lease agreement by and between Solon Authomated Services, Inc., Lessee and Howard N. Garfinkle, Lessor, of record in Book 4674, Page 171, said Register's Office.

4. Deed of trust executed by I.R.E. Series III, Inc. to Joseph N. Barker, Trustee of record in Book 5318, page 15, said Register's Office, dated July 31, 1978, to secure Connecticut Mutual Life Insurance Company for the sum of $3,350,000.00, payable as therein specified.

5. Assignment of Rents, dated July 31, 1978 of record in Book 5318, page 28, said Register's Office.

6. Financing Statement filed under the Uniform Commercial Code by I.R.E. Series III, Inc., to Connecticut Mutual Life Insurance Company of record in Book 5318, page 35, said Register's Office.

7. Taxes for the year 1978 and subsequent.