BOOK 5406 PAGE 470

WARRANTY DEED

FROM: Charles W. Cook, Jr., Trustee
for Lincoya Bay Apartments,
a Joint Venture

This instrument was prepared by:
Stephen W. Ramp
Farris, Warfield & Kanaday
17th Floor, Third National Bank Building
Nashville, Tennessee 37219

TO: Hillside Associates

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Numbers
Hillside Associates Room 608 41 State Street Albany, New York 12207	Same	Map 104 Par 200 Field Book Numbers 3D 84 2/0

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Three Hundred Forty-one Thousand Five Hundred Forty-two and 40/100 Dollars ($3,341,342.40).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of March, 1979.

Notary Public

My commission expires: 6-2-81

FOR AND IN CONSIDERATION OF Three Million Three Hundred Forty-one Thousand Three Hundred Forty-two and 40/100 Dollars ($3,341,342.40) of which the sum of Three Hundred Three Thousand Nine Hundred Fifteen and 47/100 Dollars ($303,915.47) has been paid in cash, the balance of which consists of the balance owed pursuant to a Deed of Trust Note in the original principal amount of Three Million Fifty-Seven Thousand One Hundred and no/100 Dollars ($3,057,100.00), which is secured by a Deed of Trust of record in Book 5112, page 236, Register's Office of Davidson County, Tennessee, CHARLES W. COOK, JR., Trustee for LINCOYA BAY APARTMENTS, a Joint Venture has bargained and sold, and by these presents does transfer and convey unto a partnership composed of SIDNEY ALBERT, IRVING KIRSCH and MORRIS MASSRY, partners, d/b/a HILLSIDE ASSOCIATES, hereinafter called "Grantee," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a tract of land shown on the Plan of Lincoya Bay, Section I, as of record in Book 4460, page 153, Register's Office for said County, described as follows:

Beginning at a spike in the easterly margin of Pleasant Hill Road, said point being 3250 feet along the easterly margin of Pleasant Hill Road from the intersection of Stewart's Ferry Pike; thence South 8° 39' West 50.00 feet along the easterly margin of Pleasant Hill Road to an iron pin; thence South 82° 09' East 530.20 feet with a line to an iron pin; thence South 8° 39' West 620.00 feet with a line to an iron pin; thence South 74° 21' East 400.00 feet with a line to an iron pin; thence North 75° 39' East 250.00 feet with a line to an iron pin; thence South 79° 21' East 120.00 feet with a line to an iron pin; thence North 10° 39' East 107.0 feet with a line to an iron pin; thence North 86° 09' East 160.0 feet with a line to an iron pin; thence North 41° 15' East 135.0 feet with a line to an iron pin; thence North 20° 09' East 145.0 feet with a line to an iron pin; thence North 13° 51' West 212.0 feet with a line to an iron pin on the U. S. Government line; thence North 77° 38' West 170.00 feet with the said U. S. Government line to a concrete monument; thence North 79° 46' West 758.64 feet with a line to an iron pin; thence North 82° 09' West 530.20 feet with a line to the point of beginning, containing 14.42 acres, more or less.

Being the same property conveyed to Charles W. Cook, Jr., Trustee, with full power, by deed from T. J. Sterritt, et al, of record in Book 5090, page 244, Register's Office for Davidson County, Tennessee.

Together with a sewer easement 20 feet in width for the purpose of operating and maintaining a sewer line situated in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point, being North 41° 15' East 38 feet from an iron pin in the southerly boundary line of Lincoya Bay, Section I, as of record in Book 4460, page 153, Register's Office for Davidson County, Tennessee; thence running with and 10 feet either side of a line described as follows: South 43° 50' East 191.4 feet to a point; thence North 73° 44' East 321.7 feet to a point; thence North 8° 12' East 179.4 feet to a point in the southerly boundary line of the Metropolitan Government of Nashville and Davidson County property.

Being the same easement granted to Charles W. Cook, Jr., Trustee, by deed from T. J. Sterritt, et al, of record in Book 5107, page 823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Deed of Trust of record in Book 5112, page 236, taxes for 1978, all easements and restrictions of record, and the rights of all parties in possession.

This is improved property known as Lincoya Bay Apartments.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

9177 03/16 0693.3?- CHECK BOOK 5406 PAGE 472

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same in unencumbered except as set forth herein.

And I do further covenant and bind myself, my heirs, successors and representatives, to warrant and forever defend the title to the said land to the said grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of June, 1978.

Charles W. Cook

CHARLES W. COOK, JR., Trustee for Lincoya Bay Apartments, a Joint Venture

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas P. Kavanaugh, Jr., a Notary Public in and for said County and State, the within named, CHARLES W. COOK, JR., Trustee for Lincoya Bay Apartments, a Joint Venture, 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 Nashville, Tennessee this 23rd day of June, 1978.

Thomas P. Kavanaugh, Jr.
Notary Public

My commission expires:
1-18-82

F. I. 8848

IDENTIF. REFERENCE

Mar 16 11 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		CO. 3,341,342.40		
			8667.38 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 8693.88-	
9177A	03/16/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8. 4. 8.

IDENTIF. REFERENCE

MAR 16. 11 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 370765