6153 This instrument prepared by: Dreyer & Traub
90 Park Avenue
New York, N. Y. 10016

Send Tax Statements to:
Thomas Finn
295 Madison Avenue
New York, N. Y. 10017

Map 118-11 Par. 137
Field Book No. BH-2295

SPECIAL WARRANTY DEED

BOOK 5486 PAGE 746

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged; I, THOMAS M. EISNER, husband of SAVILLA G. EISNER, hereby declaring that our marriage has been continuous from the date of acquisition of the herein described property until the date of this conveyance;

DO HEREBY grant, bargain, sell, transfer and convey unto AMERICAN PROPERTY INVESTORS IX, a California limited partnership, its successors and assigns forever the following described real estate, including the buildings and improvements thereon, (the "premises") in the City of Berry Hill, Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No.17 of Block "J" on the plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No.17 fronts 79.4 feet on the northerly side of Thompson Lane and runs back 132.1 feet on the easterly line and 132.7 feet on the westerly line, to the southerly line of Lot No.12, measuring 79.4 feet thereon.
>
> BEING the same property conveyed to Thomas M. Eisner by warranty deed from John M. Ray and Phyllis J. Ray, his wife, of record in Book 5376, page 586, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid premises with all and singular the hereditaments and appurtenances of and to the same belonging or in any wise appertaining to the said American Property Investors IX and its successors and assigns forever; and the said Thomas M. Eisner for his heirs and representatives does covenant and agree to and with the said American Property Investors IX, its successor and assigns, that he is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances, except as set forth herein, and as set forth in the

following instrument of record, recorded in the Register's Office for Davidson County, Tennessee:

Easement and setback line in Plan of record in Book 1130, page 36, in said Register's Office:

that he has good right to sell and convey the same to American Property Investors IX, its successors and assigns as aforesaid; and that the before granted land and premises he will warrant and defend against the claims of every person whomsoever claiming by, through or under the grantor herein, but not further or otherwise.

AND I, SAVILLA G. EISNER, wife of THOMAS M. EISNER, do hereby join in this instrument for the purpose of releasing, and do hereby release and convey all of my right, title and interest in and to the above described premises to the grantee herein.

IN WITNESS WHEREOF, the said parties have hereto set their hands this 13 day of August, 1979.

Thomas M. Eisner

Savilla G. Eisner by Thomas M. Eisner attorney in fact

Savilla G. Eisner
By Thomas M. Eisner
pursuant to Power of Attorney
dated 4/4/79 of record in Book
5249, page 768 Register's Office
for Davidson County, Tennessee.

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

I, Joyce Helman a Notary Public in and for the County and State aforesaid, do hereby certify that on the 13th day of August, 1979, before me personally appeared Thomas M. Eisner, who is known by me to be the identical person who is described in, whose name is subscribed to, and who signed and executed the foregoing instrument, and having first made known to him the contents, thereof, he personally acknowledged to me that he signed and sealed the same on the date it bears as his true, free and voluntary act and deed for the uses, purposes and considerations therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year above.

Joyce Helman
Notary Public

My Commission Expires:

JOYCE HELMAN
Notary Public State of New York
No. 31-4673168
Qualified in New York County
Commission Expires March 30, 1980

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

I, Joyce Helman a Notary Public in and for the County and State aforesaid, do hereby certify that on the 13th day of August, 1979, before me personally appeared Savilla G. Eisner by Thomas M. Eisner, her attorney in fact, who is known by me to be the identical person who is described in, whose name is subscribed to, and who signed and executed the foregoing instrument, and having first made known to him the contents, thereof, he personally acknowledged to me that he signed and sealed the same on the date it bears as his true, free and voluntary act and deed for the uses, purposes and considerations therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year above.

Joyce Helman
Notary Public

My Commission Expires:

JOYCE HELMAN
Notary Public State of New York
No. 31-4673168
Qualified in New York County
Commission Expires March 30, 1980

BOOK 5486 PAGE 749

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

We hereby offer this instrument for recording within the meaning of the Statutes of the State of Tennessee under TCA Code Section 67-4102, Item (S), hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $230,769.23 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of August, 1979.

Notary Public

My Commission Expires:

JOYCE HELMAN
Notary Public State of New York
No. 31-4673168
Qualified in New York County
Commission Expires March 30, 1980

F 47781

IDENTIF. REFERENCE

AUG 22 10 32 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5486 PAGE 750

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
			230769.23- CO	
			600.08 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 612.58-	
6153	A	08/22/79	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47781

IDENTIF. REFERENCE

AUG 22 10 32 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706611