"THIS INSTRUMENT PREPARED BY RICHARD F. WARREN, JR.
ATTORNEY, 21st FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The New Cedar Hills Apartments, Ltd. (NAME:)	SAME (NAME:)	148-150
315 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5488 PAGE 333
Nashville, TN 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) and No/100---------- ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a note in the original principal amount of $3,615,700.00 dated August 10, 1976, payable to Kimbrough-Kavanaugh and Associates, Inc., and since assigned to United Mutual Savings Bank, secured by a Deed of Trust of record in Book 5055, page 770, Register's Office for Davidson County, Tennessee, Cedar Hills Apartments, a Tennessee limited partnership,

has does

~~xhxxx~~ *bargained and sold, and by these presents* ~~dx~~ *transfer and convey unto the said* The New Cedar Hills Apartments, Ltd., a Tennessee limited partnership *, its successors ~~xhxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING that same tract of land described in Exhibit A attached hereto and incorporated herein by this reference.

F 48358

IDENTIF. REFERENCE

AUG 24 3 09 PM '79

FLEX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

* composed of H. A. Bartlett and J. D. Eatherly, General Partners, and certain other individuals as Limited Partners,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 4,350,000.00

Subscribed and sworn to before me, this the 24th day of August 19 79

Affiant

My commission expires: 11/1/81

Notary Public

(Affix Seal)

08/24 11325 SC-CHECK

6957

This conveyance of said property is made expressly subject to the following:

1. The lien of that certain deed of trust of record in Book 5055, page 770, Register's Office for Davidson County, Tennessee, securing the note described therein, which deed of trust was assigned by instruments of record in Book 5273, page 289, and Book 5379, page 397, said Register's Office.

2. Financing Statements of record in Book 5273, page 44, and Book 5271, page 979, said Register's Office.

3. Regulatory Agreement for Multi-Family Housing Projects of record in Book 5055, page 774, said Register's Office.

The covenants, warranties and representations contained in the contract for the sale of this property shall survive the closing.

This is unimproved ( ) improved (X) property, known as Cedar Hills Apartments, 4601 Packard Drive, Nashville, TN
(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 The New Cedar Hills Apartments, Ltd., its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~xxx~~ *covenant with the said* The New Cedar Hills Apartments, Ltd. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as set forth above.

And Grantor does ~~xx~~ *further covenant and bind* itself and its successors ~~heirs and representatives,~~ *to warrant and forever defend the title to the said land to the said* The New Cedar Hills Apartments, Ltd., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* ~~June~~ August, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CEDAR HILLS APARTMENTS, a Tennessee Limited Partnership

By: Zoltan J. Bokor

ZOLTAN J. BOKOR, GENERAL PARTNER

BOOK 5488 PAGE 335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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
COUNTY OF DAVIDSON

Before me, Richard J Warren, *a Notary Public of the State and County aforesaid, personally appeared* Zoltan J. Bokor, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* General Partner *of the* Cedar Hills Apartments, *the within named bargainor, a* ~~corporation~~ limited partnership, *and that* he *as such* General Partner, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~corporation~~ limited partnership *by* him *self as* such General Partner

Witness my hand and seal, at office in Nashville, Tennessee
this 24th *day of* August, *19* 79

Richard J Warren
Notary Public

Commission Expires 11/1/81

EXHIBIT A

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 1 shown on the Plan of Cedar Hills Apartments, of record in Book 4955, page 128, Register's Office for Davidson County, Tennessee, described according to a survey made by Michael V. Holmes Company, dated August 26, 1975, revised July 15, 1976, as follows:

Beginning at a concrete monument in the northerly margin of Packard Drive, located 472.18 feet east of the east right-of-way of Creekside Drive, said monument being the southwest corner of said Resubdivision of Bavaria Apartment Site; thence North 3° 06' 29" East, 264.37 feet to a concrete monument; thence North 2° 56' 52" East, 124.08 feet to a concrete monument; thence South 88° 54' East 717.45 feet to an iron pin; thence South 21° 18' East 146.54 feet to an iron pin; thence South 60° 08' 56" West, 49.04 feet to an iron pin; thence South 29° 51' 04" East 89.67 feet to an iron pin; thence South 77° 32' 51" East 42.29 feet to an iron pin; thence North 68° 05' East 166.0 feet to an iron pin; thence South 80° 30' East 101.64 feet to an iron pin; thence South 37° 09' 34" East 353.37 feet to an iron pin in the northerly margin of Packard Drive; thence South 48° 05' West 106.72 feet to an iron pin, the beginning of a curve to the right; thence following said curve along the northerly margin of Packard Drive, northwestwardly, having a radius of 601.72 feet, a distance of 810.40 feet to an iron pin; thence North 54° 45' West, 285.51 feet to an iron pin, the beginning of a curve to the left; thence with the said curve having a radius of 343.25 feet westwardly 253.71 feet to the point of beginning, containing 14.091 acres or 613,796.593 square feet.

Being the same property conveyed to Cedar Hills Apartments, a Tennessee Limited Partnership, by deed from Kimbrough-Kavanaugh and Associates, Inc., of record in Book 5055, page 766, Register's Office for said County.

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

RECEIVED OF _____

FOR _____

BOOK 5488 PAGE 337

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			D. 453330.00	
			11310.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
6957A08/24/79			CHECK 11322.50-	
			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48358

IDENTIF. REFERENCE

AUG 24 3 09 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707387