This Instrument Prepared By:
BASS, BERRY & SIMS, ATTORNEYS
Michael S. Peek
First American Center
Nashville, Tennessee 37238

6482

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Consolidated Capital Properties Same 106-125
1900 Powell Street, Suite 1000
Emeryville, California 94608

BOOK 5553 PAGE 595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $4,975,200.00.

Victor Dewalen
Affiant

Subscribed and sworn to before me, this the 10th day of January, 1980.

Michael S Peek
Notary Public

My Commission Expires:

January 15, 1983

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. Brent Hurd, Substitute Trustee for Royal View, Limited, a Tennessee limited partnership, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary (hereinafter called the GRANTOR), has bargained and sold, and by these presents does transfer and convey unto Consolidated Capital Properties, a California limited partnership (hereinafter called the GRANTEE), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

SEE ATTACHED EXHIBIT A WHICH IS
INCORPORATED HEREIN BY REFERENCE

This is improved property known as Royal View 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, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out in Exhibit B attached hereto; and GRANTOR does further covenant and bind himself, his successors, and assigns, 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 person whomsoever.

Provided, however, that all warranties of GRANTOR herein made are expressly limited to claims and charges made by those persons or parties claiming by, through or under GRANTOR, and further, J. Brent Hurd, Substitute Trustee, in making such warranties, does so only in his capacity as Substitute Trustee, with no personal liability whatsoever.

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 my hand this 10th day of January, 1980.

J. Brent Hurd, Substitute Trustee
J. Brent Hurd, Substitute Trustee
for Royal View, Limited, a
Tennessee limited partnership

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Michael S Peck, a Notary Public in and for the State and County aforesaid, the within-named J. Brent Hurd, Substitute Trustee for Royal View, Limited, a Tennessee limited partnership, 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, Davidson County, Tennessee, this 10th day of January, 1980.

Michael S Peck
Notary Public

My Commission Expires:
January 15, 1983

RUSH

F 71637

IDENTIF. REFERENCE

JAN 10 1 57 PM '80

FEE $ RECEIVED AND RECORDED
DAVIDSON COUNTY, TENN.

EXHIBIT A

Real property located in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the easterly margin of Plus Park Blvd. as recorded on the Plan of The Plus Park, Section One, Book 4300, page 77, Register's Office for Davidson County, Tennessee, said point being southerly a distance of 1722.97 feet (measured along the easterly margin of said Blvd.) from a concrete monument at the southwesterly end of a 25 foot radius return at Murfreesboro Pike and Plus Park Blvd; thence S 89°41'36" E, a distance of 225.00 feet to an iron pin; thence, N 0° 18'24" E, a distance of 225.00 feet to an iron pin; thence N 20° 01'23" E, a distance of 220.01 feet to an iron pin; thence N 60°45'41" E, a distance of 500.84 feet to an iron pin; thence N 76°00'10" E, a distance of 100.07 feet to an iron pin; thence N 89°48'35" E, a distance of 204.31 feet to an iron pin; thence N 35°44'16" E, a distance of 60.93 feet to an iron pin at the northeasterly corner of Reserved Parcel "E" on the Plan of Hill-N-Dale Acres recorded in Book 2900, page 33, Register's Office for Davidson County, Tennessee, thence with margin of Reserved Parcel "E" , S 68°40' 30" E, a distance of 77.27 feet to an iron pin in concrete; thence, S 5°28' 06" W, a distance of 183.64 feet to an iron pin; thence S 68°28'23" W a distance of 311.41 feet to a concrete monument on the westerly margin of said Hill-N-Dale Acres Subdivision; thence, with said margin S 36°35'43" W, a distance of 329.16 feet to a concrete monument; thence, S 37°21'52"W, a distance of 53.75 feet to a concrete monument; thence, S 37°32'38" W, a distance of 305.91 feet to a concrete monument; thence S 4° 08' 15" W, a distance of 272.92 feet to a concrete monument on the southerly margin of Deervale Drive; thence, with said margin of said Drive S 60°10'20" E, a distance of 164.45 feet to an iron pin in concrete; thence S 29°49'25" W, a distance of 275.95 feet to an iron pin, the southwesterly corner of Lot #26 of Hill-N-Dale Acres; thence S 50°40'28" E, a distance of 93.40 feet to an iron pin at the northwesterly corner of Lot #101 on the Plan of Hill-N-Dale Acres, Section Two as recorded in Book 4175, page 5, Register's Office for Davidson County, Tennessee, thence, S 24°32'29" W, a distance of 311.57 feet to a concrete monument on the northerly margin of Giant Oak Drive; thence S 4° 13'40" W, a distance of 73.70 feet to a spike in a 36" Hackberry tree; thence N 87°43'20" W, a distance of 196.50 feet to an iron pin on the easterly margin of Plus Park Blvd; thence with said easterly margin N 1°18'44" E, a distance of 205.63 feet to a point; thence with a 340.34 foot radius curve to the left a distance of 231.86 feet to a point; thence N 37°43'16" W, a distance of 162.88 feet to a point; thence, with a 292.53 feet curve to the right a distance of 290.85 feet to a point; thence N 19°14'44" E, a distance of 41.90 feet to a point; thence with a 806.61 foot curve to the left a distance of 266.62 feet to the point of beginning and containing 18.26 acres, more or less.

Being the same property conveyed to J. Brent Hurd, Substitute Trustee for Royal View Limited, a Tennessee Limited Partnership of record in Book 5045, page 553, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Ad valorem property taxes for 1980 and subsequent years.

2. Deed of Trust executed by Royal View Apartments, a partnership composed of Carson C. Driver, Jr., And Reese L. Smith, Jr., to Herschel Greer, Trustee, of record in Book 4650, Page 43, of said Register's Office, to secure the Guaranty Mortgage Company, the payment of one note dated October 26, 1972, in the original principal amount of $2,725,000.00, said Deed of Trust modified in Book 4845, Page 239, Register's Office for Davidson County, Tennessee. Said Deed of Trust sasigned to New York Life Insurance Company of record in Book 4845, Page 243, Register's Office for Davidson County, Tennessee. (See instruments for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby).

3. The Plan of record in Book 4460, Page 113, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Plus Park Blvd. a 15 foot easement for public utility and drainage easement along the northern perimeter widening to accommodate a manhole and also running along the northernmost easterly line and also along the most southerly line and 20 foot public utility easement along the easterly line southerly from Deervale Drive 269.35 feet; and a 2.5 x 30 foot utility anchor easement located along the southerly line at the terminus of Bunkerhill Drive.

4. Easement for Construction of Trunk Sanitary Sewer to City of Nashville, of record in Book 3533, Page 433, Register's Office for Davidson County, Tennessee.

5. A survey of the premises by Barge, Waggoner & Sumner shows a fence serving pool area encroaches on adjoining property.

6. Financing Statement of record in Book 4650, Page 55, Register's Office for Davidson County, Tennessee, and File #B 81707 Secretary of State's Office.

7. Financing Statement to New York Life Insurance Company, of record in Book 4854, Page 245, Register's Office for Davidson County, Tennessee and File #2538 in Secretary of State's Office.

8. Deed of Trust "Wrap Around" executed by David M. Knight, Substitute Trustee for Royal View Limited, a Tennessee Limited Partnership hereinafter called Mortgagor, of record in Book 4984, Page 390, Register's Office for Davidson County, Tennessee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

9. Financing Statement securing New York Life Insurance Company, dated September 12, 1977, and of record in Book 5197, Page 539, R.O.D.C.T.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5553 PAGE 599

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO.	4,975,200.00		
			12935.52 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 12948.02-	
6482A01/10/80		BAL	.03	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F71637

IDENTIF. REFERENCE

JAN 10 1 57 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 736026