FROM: Wellington Arms Apartments, a partnership
TO: CRC Equities, Inc.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
CRC EQUITIES, INC.
P.O. Box 120122
Nashville, Tennessee 37212

Send Tax Bills to: SAME

Map-Parcel No.
103-16-8
7DA00360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,260,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 1980.

Notary Public

My Comm. Expires: 6/28/81

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, Wellington Arms Apartments, a partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CRC Equities, Inc., hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference as if set forth verbatim.

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.

IN WITNESS WHEREOF, the undersigned has executed the foregoing deed by its duly authorized partners on the 6th day of January, 1981.

WELLINGTON ARMS APARTMENTS

BY: Robert D. Short, Jr.

BY: Robert R. Short

BY: Lewis H. Conner, Jr.

BY: Thomas F. Cone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. Fred Williams, a Notary Public in and for the County and State aforesaid, personally appeared Robert R. Short, Robert D. Short, Jr., Lewis H. Conner, Jr., and Thomas F. Cone with whom I am personally acquainted, and who upon oath acknowledged themselves to be all of the partners of WELLINGTON ARMS APARTMENTS, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of January, 1980.

W. Fred Williams
NOTARY PUBLIC

My Commission Expires: 6/28/81

NOTARY PUBLIC DAVIDSON COUNTY, TN

EXHIBIT A

BOOK 5698 PAGE 485

A tract of land in Davidson County, Tennessee, being part of Lot Nos. 1, 2, 3 and all of Lot 4, as shown on the Plan of Lera W. Goodall's Subdivision, as of record in Book 421, page 84, Register's Office for Davidson County, Tennessee, and also shown as Lot No. 1 on the Plan of 3rd Revision, Stanford Center, as of record in Book 5210, page 189, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Woodlawn Avenue, said point being the southwesterly corner of Lot No. 4 of said Lera W. Goodall's Subdivision, as of record in Book 421, page 84, Register's Office for Davidson County, Tennessee; thence with said margin of Woodlawn Avenue, N 36° 21' W 283.59 feet to an iron pin; thence N 54° 11' E, 150.00 feet to an iron pin; thence N 31° 16' E, 102.73 feet to an iron pin; thence S 36° 21' E, 15.0 feet; thence N 42° 25' 20" E, 135.00 feet; thence N 21° 31' W, 178.00 feet to an iron pin set in the southerly margin of Harding Road; thence along said margin of said road, N 54° 11' E, 28.03 feet, more or less, to a point; thence southwardly with the westerly margin of the Windsor Tower Condominium Apartments line, S 36° 17' E, a distance of 475.74 feet to a point; thence S 03° 01' W, 36.35 feet, more or less, to a point; thence S 53° 35' W, 427.39 feet, more or less to the point of beginning.

Being the same property conveyed to Wellington Arms Apartments, a partnership composed of Robert D. Short, Jr., Robert R. Short, and Lewis H. Conner, Jr., by deed from R. D. Stanford, Jr. and wife, Margaret G. Stanford, of record in Book 5474, page 991, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE
JAN 8 3 54 PM '81
FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.
G 24697
RUSH
01/08 5895.50- CHECK
3956

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5698 PAGE 486

RECEIVED OF _____

FOR _____

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
	CW	2,260,000.00		
			5876.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 5885.50-	
			3996A01/08/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

624697

IDENTIF. REFERENCE

JAN 8 3 54 PM '81

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

No. 801125