BOOK 5873 PAGE 908

LIMITED WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BVT COUNTRY PLACE, LTD.	SAME	161
c/o NICOLE K. RAPOSE FIRST MANAGEMENT SERVICES	(NAME)	Par. 130.4
SUITE 1010 NASHVILLE CITY CE. BLDG. NASHVILLE, TN 37201	(STREET ADDRESS)	131
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RICHARD F. SCHMIDT, nominee for the trustees of Novus Property Company (formerly known as First Wisconsin Mortgage Trust), a Massachusetts business trust (hereinafter called "Grantor"), has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto BVT COUNTRY PLACE, LTD., a Tennessee limited partnership (hereinafter called "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and made a part hereof, together with all improvements, buildings and structures located thereon, and any right, title and interest of Grantor in and to easements and rights-of-way adjoining or abutting said real estate. This conveyance is made subject to the exceptions and other matters that are shown in Exhibit B, which is attached hereto and incorporated herein by reference. This is improved property commonly known as Country Place Apartments, 5246 Edmondson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate unto the said Grantee, its successors and assigns, and Grantor hereby covenants that it is seized and possessed of the said land in fee simple, and has the right to convey it, and warrants

the title against all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

No obligation of Grantor hereunder or in connection herewith shall constitute the personal obligation of Grantor or of any of the trustees, nominees, officers, shareholders, employees or agents of Novus Property Company and no such obligation shall create or involve any claim against or personal liability on the part of any of them. Any party, person or entity asserting any claim hereunder or with respect hereto shall look solely to the trust estate of Novus Property Company and shall not seek recourse against any of the trustees, nominees, officers, shareholders, employees or agents of Novus Property Company or of its advisor or the personal assets of any of them.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 16 day of April, 1982.

RICHARD F. SCHMIDT, as Nominee
for the Trustees of Novus
Property Company (formerly known
as First Wisconsin Mortgage Trust)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $5,850,000.00

Subscribed and sworn to before me, this the 16th day of April 19 82

Affiant

My commission expires: 7/21/85 (Affix Seal)

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Julia L. Nance, *a Notary Public of the State and County aforesaid, personally appeared* Richard F. Schmidt *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* the Nominee for the Trustees *of the* Novus Property Company *the within named* business trust, *and that* he *as such* Nominee *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing* ~~the corporation~~ by him *self as* Nominee.

Witness my hand and seal, at office in Nashville, Tennessee *this* 16th *day of* April, 1982.

Julia L. Nance *Notary Public*

Commission expires 7/21/85

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of the Resubdivision of Phase I of Country Place, as of record in Book 4675, page 65, Register's Office for said County, according to a survey by Ragan-Smith Murphy & Assoc., Inc., dated December 3, 1980, as follows: Beginning at a concrete monument at the north end of the northeasterly right-of-way return at the intersection of Edmondson Pike and McMurray Drive; thence in a northerly direction with a 2835.08 foot radius curve to the right a distance of 260.47 feet to a concrete monument; thence north 11 deg. 38' east a distance of 516.96 feet to a concrete monument; thence south 85 deg. 01' east a distance of 450.92 feet to an iron pin; thence north 11 deg. 34' east a distance of 327.92 feet to a concrete monument; thence north 78 deg. 13' west a distance of 447.48 feet to a concrete monument; thence north 11 deg. 38' east a distance of 150.00 feet to an iron pin; thence south 78 deg. 13' east a distance of 447.48 feet to an iron pin; thence north 11 deg. 34' east a distance of 80.00 feet to an iron pin; thence north 86 deg. 43' east a distance of 154.97 feet to an iron pin; thence south 59 deg. 04' 46" east a distance of 660.78 feet to an iron pin; thence south 13 deg. 17' west a distance of 350.00 feet to an iron pin; thence north 79 deg. 11' west a distance of 240.00 feet to an iron pin; thence in a southerly direction with a 273.52 foot radius curve to the left a distance of 135.18 feet to an iron pin; thence with a 446.06 foot radius curve to the right a distance of 389.26 feet to an iron pin; thence with a 506.98 foot radius curve to the left a distance of 300.85 feet to an iron pin; thence south 01 deg. 30' east a distance of 90.00 feet to an iron pin; thence north 82 deg. 00' west a distance of 70.00 feet to a concrete monument; thence south 10 deg. 11' west a distance of 153.98 feet to a concrete monument on the northerly margin of McMurray Drive; thence north 73 deg. 40' west a distance of 128.32 feet to an iron pin; thence with a 1402.87 foot radius curve to the right a distance of 293.82 feet to a concrete monument; thence north 61 deg. 40' west a distance of 71.00 feet to an iron pin; thence with a 1926.25 foot radius curve to the left a distance of 316.02 feet to a concrete monument; thence north 71 deg. 04' west a distance of 141.58 feet to a concrete monument; thence with a 25 foot radius curve to the right a distance of 33.78 feet to the point of beginning and containing 31.94 acres.

The above described property was conveyed to Richard F. Schmidt, Nominee for the Trustees of First Wisconsin Mortgage Trust, a Massachusetts Business Trust by deed from First Wisconsin Mortgage Company, a Wisconsin Corporation, of record in Book 5692, page 605, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY:

Steven R. Davidson
8000 Sears Tower
Chicago, IL 60606

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 1982.

2. Building setback lines, public utility and drainage easements and conditions of Owner's Certificate, as shown on Plan of record in Book 4675, page 65, Register's Office for Davidson County, Tennessee.

3. Agreement to grant sewer and water easements as described in release between Gertrude Tibbs Ezell and First Wisconsin Mortgage Company dated July 19, 1977, as incorporated in order entered in Minute Book 221, page 638, Chancery Court in Nashville.

4. Lease Agreement by and between Country Place Apartments and Home Coin Laundries, of record in Book 5114, page 39, Register's Office for Davidson County, Tennessee.

5. Rights of tenants under unrecorded apartment leases.

6. Set-back lines, sewer lines and easements, public utility and drainage easements and asphalt paving encroaching on the northwest corner of the property onto Edmondson Pike, as shown on the survey of Country Place by Ragan-Smith-Murphy & Associates, Inc., dated December 3, 1980, as revised on April 7, 1982.

G 8.7.4 3 0

IDENTIFICATION REFERENCE

APR 16 11 36 AM '82

FELIX Z. MILLSON
REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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. 5,850,000.00

15210.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 15222.50-
2331 A04/16/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 7 4 3 0

IDENTIFICATION REFERENCE

APR 16 11 37 AM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 876452