OFFICIAL RECEIPT
D-18411-120

13.00

Grantees Add.
1900 Powell St.
Suite 1000
Emeryville, Ca
96068

Prepared by:
Lawrence J. Brannian
Johnson & Swanson
4700 First International Building
Dallas, Texas 75270

Send tax bills to:
CONSOLIDATED CAPITAL PROPERTIES IV
1900 Powell Street, Suite 1000
Emeryville, California 94608

Par
Map 142-30
" 142-Par
170

WARRANTY DEED

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

BOOK 5908 PAGE 660

THIS INDENTURE made on this 7th day of July, 1982, by and between KNOLLWOOD ASSOCIATES, LTD., a Tennessee limited partnership having its principal place of business in Davidson County, Tennessee ("Grantor"), and CONSOLIDATED CAPITAL PROPERTIES IV, a California limited partnership ("Grantee");

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby SELLS and CONVEYS unto Grantee, its successors and assigns forever all of that certain tract of land situated and being in the County of Davidson, State of Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements hereditaments and appurtenances thereon or in anywise appertaining thereto and with all improvements located therein and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, appurtenances and improvements being hereinafter referred to as the "Property").

To have and to hold the Property unto Grantee, its successors and assigns, forever; and Grantor, for itself, its successors and assigns, does covenant and agree to and with Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; and that same are free of all encumbrances except those set forth on Exhibit "B" attached hereto and made a part hereof for all purposes, to which this conveyance is made subject and subordinate; that Grantor has good right to sell and convey the same to Grantee as aforesaid, and that the before granted Property it will WARRANT and DEFEND against all lawful claims of all persons, whomsoever, claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor and Grantee have hereto set their hands and affixed their seals the day and year first above written.

5908 068

IDENTIF. REFERENCE

JUL 9 12 32 PM '82

FEE WILSON T. FOSTER
DAVIDSON COUNTY, TN

PAID

GRANTOR:

KNOLLWOOD ASSOCIATES, LTD.,
a Tennessee limited Partnership

By: _____

name: STANLEY R. FIMBEL

Title: GENERAL PARTNER

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, William G. Moize, a Notary Public of the State and County aforesaid, personally appeared STANLEY R. FIMBERG, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of KNOLLWOOD ASSOCIATES, LTD., a Tennesse limited Partnership, the within named Grantor, and that he as a General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein containing, by signing the name of the Limited Partnership by himself as a General Partner.

WITNESS MY HAND AND SEAL, at office in Dallas County, Texas, this 7th day of July, 1982.

Notary Public in and for the State of Texas

WM. G. MOIZE, Notary Public
State of Texas
My commission expires 12/31/84

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The actual consideration or value whichever is greater, for this transfer is 8,990,000.00. Subscribed and sworn to before me, this the 7th day of July, 1982

My commission expires:
12/31/84

Notary Public

EXHIBIT A

PROPERTY DESCRIPTION - KNOLLWOOD

TRACT I:

A parcel of land in the 9th Civil District of Nashville, Davidson County, Tennessee, of record in Book 4737, page 229, bounded on the north by U.S. Highway 70 and on the east by Bellevue Road, and being part of Lot No. 1 of the Plan of Knollwood, of record in Book 4175, page 141, Register's Office for said County, more particularly described as follows:

Beginning at a point being the intersection of the southerly margin of U.S. Highway 70 and the westerly margin of Bellevue Road; thence, with said Bellevue Road, S. 04 degrees 38 minutes 03 seconds W., 702.61 feet to a point; thence following the severance line between Phases I and II, N. 50 degrees 38 minutes 00 seconds W., 456.76 feet to a point; thence, S. 62 degrees 37 minutes 00 seconds W., 276.00 feet to a point; thence, N. 72 degrees 14 minutes W., 317.40 feet to a point; thence, S. 23 degrees 37 minutes W., 464.00 feet to a point; thence, N. 85 degrees 37 minutes 44 seconds W., 280.55 feet to a point; thence, leaving the line between Phase I and II and following the easterly line of E. B. Deathridge property, N. 03 degrees 30 minutes 13 seconds E., 890.15 feet to a concrete monument; thence, S. 73 degrees 22 minutes 50 seconds E., 948.45 feet to a concrete monument; thence, N. 16 degrees 46 minutes 00 seconds E., 350.00 feet to a concrete monument; thence, S. 73 degrees 22 minutes 00 seconds E., 375.26 feet to the point of beginning.

Being the same property conveyed to Knollwood Associates, Ltd., a Tennessee limited partnership, by deed from R. Williams Corporation of Texas, of record in Book 5204, page 714, Register's Office for said County.

INCLUDED in the above description, but expressly excluded therefrom is that property granted to the State of Tennessee, by Final Judgment in the Third Circuit Court of Davidson County, Tennessee, of record in Book 5311, page 139, said Register's Office, described as follows:

Beginning at a point that is 367 feet, more or less west margin of Bellevue Drive in the south margin State Route 1 (U.S. 70-S); thence south 72 degrees 30 minutes east 367 feet, more or less to a point; thence south 5 degrees 01 minutes west 68 feet, more or less to a point; thence north 40 degrees 02 minutes west 65.02 feet to a point; thence north 72 degrees 30 minutes west 346 feet, more or less to a point; thence north 17 degrees 30 minutes east 12 feet to the point of beginning and containing 5,075 square feet.

TRACT II:

A parcel of land in the 9th Civil District of Nashville, Davidson County, Tennessee, of record in Book 4670, page 269, bounded on the east by a 50 foot wide right-of-way for Bellevue Road and located south of U.S. Highway 70, and being part of Lot No. 1 on the Plan of Knollwood, of record in Book 4175, page 141, Register's Office for said County, more particularly described as follows:

Beginning at a point on the westerly margin of Bellevue Road, S. 4 degrees 38 minutes 03 seconds W. 702.61 feet from the southerly margin of U.S. Highway 70; thence, continuing with Bellevue Road, S. 04 degrees 37 minutes 44 seconds W. 1,347.42 feet to a concrete

monument; thence, N. 02 degrees 30 minutes 13 seconds E. 32.60 feet to a point; thence, N. 03 degrees 30 minutes 13 seconds E. 112.08 feet to a point; thence, S. 85 degrees 37 minutes 44 seconds E. 280.55 feet to a point; thence, N. 23 degrees 37 minutes E. 464.00 feet to a point; thence, S. 72 degrees 14 minutes E. 317.40 feet to a point; thence, N. 62 degrees 37 minutes E. 276.00 fett to a point; thence, S. 50 degrees 38 minutes E. 456.76 feet to the point of beginning.

Being the same property conveyed to Knollwood Associates, Ltd., a Tennessee limited partnership, by deed from R. Williams Corporation of Texas, of record in Book 5204, page 680, Register's Office for Said County.

EXHIBIT B

PERMITTED EXCEPTIONS

(a) Taxes

1981, $31,863.25, PAID.
Field Bk. No. 9D-7620 Map & Parcel 124-170 (Tract I)

1981, $38,583.67, PAID.
Field Bk. No. 9D-23005 Map & Parcel 142-30 (Tract II)

Taxes for 1982, a lien, but not yet due and payable.

(b) All inclusive Deed of Trust executed by Knollwood Associates, Ltd., a Tennessee limited partnership to Gerald N. Olson, Trustee of record in Book 5204, page 718, said Register's Office, to secure a note dated, July 1, 1977, in the principal amount of $2,130,000.00 payable to R. Williams Corporation, a Texas corporation subject to terms and conditions therein. (Tract I)

(c) Financing Statement filed under the Uniform Commerical Code by Knollwood Associates, Ltd., to R. Williams Corporation of Texas of record in Book 5204, page 740, Register's Office for Davidson County, Tennessee, and in the Office of the Secretary of State under #N2842R, as additional security for the deed of trust shown above as Item (b). (Tract II)

(d) Deed of trust executed by EES Naubco Associates, a Texas limited partnership with Redman Development Corporation, a Kansas corporation as General Partner to Miller Kimbrough, Trustee, dated December 17, 1973, filed December 20, 1973 and recorded in Book 4774, page 352 Register's Office for Davidson County, Tennessee, to secure to John Hancock Mutual Life Insurance Company, the payment of a note for $2,000,000.00, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein. (Tract I)

By instrument of record in Book 4774, page 359, Register's Office for said County, EES Naubco Associates made an assignment of rents to John Hancock Mutual Life Insurance Company.

(e) Terms and provisions of a lease between Redman Development Corporation and Home Coin Laundries, of record in Book 4726, page 576, Register's Office for Davidson County, Tennessee. (Tract I)

(f) Easement for right-of-way of Bellevue-Buffalo Road, as granted Davidson County, Tennessee by instrument of record in Book 2086, page 278, Register's Office for Davidson County, Tennessee. (Tract I)

(g) Easement for constructing and maintaining a sanitary sewer line was granted JHRD 449 Corp. from Redman Development Corporation, by instrument of record in Book 4670, page 266, Register's Office for Davidson County, Tennessee. The foregoing instrument was subsequently corrected by instrument of record in Book 4671, page 467, said Register's Office. (Tract I)

(h) A 20 foot sewer easement, a 50 foot minimum building setback line from U. S. Highway 70 and from Bellevue Road, a strip of land dedicated to Metropolitan Government for roadway right-of-way and conditions of owner's certificate, as shown

on the Plan of Knollwood of record in Book 4175, page 141, Register's Office for Davidson County, Tennessee. We find no approval of the Metropolitan Planning Commission as to lot being altered. (Tract I)

(i) Reciprocal easement agreement between EES Naubco Associates and JHRD 449 Corp. and John Hancock Mutual Life Insurance Company of record in Book 4774, page 334, Register's Office for Davidson County, Tennessee. (Tract I)

(j) Deed of trust executed by Knollwood Associates, Ltd., a Tennessee limited partnership to Gerald N. Olson, Trustee of record in Book 5204, page 684, said Register's Office, to secure a note dated, July 1, 1977, in the principal amount of $2,340,000.00 payable to R. Williams Corporation of Texas subject to terms and conditions therein. (Tract II)

(k) Financing Statement filed under the Uniform Commerical Code by Knollwood Associates, Ltd. to R. Williams Corporation of Texas filed for record in Book 5204, page 706, said Register's Office and in the Office of the Secretary of State under #N2841R, as additional security for the deed of trust shown above as Item (j). (Tract II)

(l) Deed of trust executed by JHRD 449 Corp., Delaware corporation to William E. Leary, Trustee dated December 27, 1972, filed January 5, 1973 and recorded in Book 4670, page 273, as amended by instrument of record in Book 4774, page 363, said Register's Office, to secure to John Hancock Mutual Insurance Company the payment of a note for $2,244,000.00 payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein. (Tract II)

(m) Fifty foot building setback line from Bellevue Road and conditions of owner's certificate, as shown on plan of record in Book 4175, page 141, said Register's Office. (Tract II)

(n) Fifty foot minimum setback line from the southerly and westerly boundaries of premises as more particularly shown on the survey by Barge, Waggoner & Sumner, Inc., dated September 13, 1971, together with revisions, the last of which is dated January 5, 1973. (Tract II)

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

RECEIVED OF _____ BOOK 5908 PAGE 667

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
		8,990,000.00 CONV.		
			23374.00- CO	
			23374.00 MO TX	
		VD	23374.00- MO TX	
			23374.00 CO TX	
			.50 PRFEE	
			21.00 WDEED	
			CHECK 23395.50-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6990 68

IDENTIF. REFERENCE

JUL 9 12 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 890647