Hyatt Title Co.
6-243058

Bk 28

134-13-239

148-1-223

Prepared by:
Eric D. Horodas, Esq.
1900 Powell St.
Emeryville, CA 94608

Send tax bills to:
Consolidated Capital Properties IV
1900 Powell Street
Suite 1000
Emeryville, California 94608
Attn: Rose Marie Mitchell

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6044 PAGE 86

THIS INDENTURE made ~~on~~ as of this 21st day of April, 1983, by and between EES NAAT ASSOCIATES, a Texas limited partnership, having its principal place of business in New York County, New York ("Grantor"), and CONSOLIDATED CAPITAL PROPERTIES IV, a California limited partnership, having its principal place of business in Alameda County, California, ("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 it will WARRANT and DEFEND the right and title to the above-described Property, unto the said Grantee, his heirs and Assigns, against the lawful claims of all persons, claiming by, through or under Grantor, but not otherwise.

The obligations of Grantor under or with respect to this Deed shall not constitute personal obligations of the partners of Grantor, or any of them, and shall not create or involve any claim against, or personal liability on the part of, any of them, and Grantee, and anyone claiming by, through or under Grantee, shall look solely to the assets of Grantor for satisfaction of any liability of Grantor under or in respect of this Deed and shall not seek recourse against such partners, or any of them, or any of their personal assets for such satisfaction.

Any claims by Grantee against Grantor for breach or violation of any representation, warranty, covenant or indemnity herein shall survive for a period of six (6) months from the date hereof and may be asserted solely as an offset against that certain Promissory Note dated April 21, 1983 in the original amount of $3,500,000.00 from Grantee to Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

EES NAAT ASSOCIATES,
a Texas limited partnership

By _____
Joel S. Ehrenkranz,
General Partner

By _____
Sanford B. Ehrenkranz,
General Partner

By _____
Micheal E. Schultz,
General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6044 PAGE 87

The actual consideration for this transfer is $11,483,121.43.

Affiant

Subscribed and Sworn to before me, this the 21st day of April, 1983

Notary Public

My Commission expires: May 10, 1986

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Joel S. Ehrenkranz, Sanford B. Ehrenkranz and Micheal E. Schultz, with whom I am personally acquainted and who upon their oath acknowledged themselves to be the General Partners of EES NAAT ASSOCIATES, the within named Grantor, a Texas Limited Partnership, and that they as such General Partners, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership the said Joel S. Ehrenkrantz, Sanford B. Ehrenkrantz and Micheal E. Schultz, as such General Partners.

Witness my hand and official seal at office at New York, New York this the 21st day of April, 1983.

Charlotte Anne Nee
Notary Public

My Commission Expires:

CHARLOTTE ANNE NEE
NOTARY PUBLIC, STATE OF NEW YORK
No. 41-4696436
Qualified in Queens County
Term Expires March 30, 1985

H 43907

IDENTIF. REFERENCE

APR 25 9 50 AM '83

REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

DESCRIPTION:

SURVEYOR'S DESCRIPTION
(K)NOB HILL VILLA APARTMENTS

Being a tract of land in Nashville, the First Civil District, Davidson County, Tennessee, located between Wallace Road, Linbar Drive and Hillbrook Subdivision, being Lot No. One, Section One, Knob Hill Villa, of record in Book 4175, Page 126, R.O.D.C., and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Wallace Road, being the southwest corner of the herein described Tract, being the southeast corner to Leslie Heights Subdivision of record in Book 4955, Page 99, R.O.D.C., said monument also being 80 feet, more or less, west of the centerline of Hillbrook Drive;

Thence, leaving said margin with the east line to said Leslie Heights N 15° 18' W, 350.36 feet to a monument;

Thence, with north line to said subdivision S 73° 44' W, 99.43 feet to a monument;

Thence, leaving said subdivision N 06° 56' W, 12.50 feet to the northeast corner to Boone Sullivan, of record in Book 2863, Page 598, R.O.D.C.;

Thence, with Sullivan's northerly line S 62° 52' W, 148.80 feet to a point;

Thence, with the rear line to Dwight Free of record in Book 4903, Page 820, R.O.D.C., N 39° 41' E, 95.90 feet to a monument;

Thence, with Free's east line N 39° 16' W, 68.21 feet to a monument in the southerly margin of Le Bon Road;

Thence, with said margin N 50° 37' E, 61.21 feet to the terminus of said road;

Thence, with said terminus N 39° 24' W, 70.00 feet to a point;

Thence, with northerly margin of said road, S 50° 36' W, 20.00 feet to a monument;

Thence, leaving said margin with the easterly line to Hillbrook Subdivision, Section 6, of record in Book 4175, Page 7, R.O.D.C., N 39° 06' W, 155.02 feet to a monument;

Thence, N 53° 05' E, 124.60 feet;

Thence, N 53° 08' E, 124.00 feet;

Thence, continuing with said subdivision line N 39° 35' W, 136.05 feet to the southerly margin of Comroe Road;

Thence, with said margin N 50° 29' E, 61.00 feet to the terminus of said road;

Thence, with said terminus N 39° 31' W, 70.00 feet to a point;

Thence, with northerly margin of said road S 50° 03' W, 19.60 feet;

Thence, leaving said margin with said subdivision line N 39° 31' W, 149.62 feet to a monument;

Thence, N 48° 32' E, 128.40 feet to a point;

Thence, continuing with said subdivision line N 00° 12' E, 476.00 feet to the southerly margin of Largo Drive;

Thence, with said margin N 70° 55' E, 67.00 feet;

Thence, N 20° 32' W, 44.00 feet;

Thence, S 86° 39' E, 29.11 feet to the southerly margin of Linbar Drive;

Thence, with said margin in a southeasterly direction with a curve to the left, 180.22 feet to a point, said curve having a radius of 260.00 feet, a central angle of 39° 42' 53", a tangent distance of 93.90 feet and a chord of S 66° 48' E, 176.63 feet;

Thence, continuing with said margin S 86° 39' E, 505.00 feet to a point;

Thence, with a curve in a southeasterly direction to the right, 379.61 feet to a point, said curve having a radius of 370.00 feet, a central angle of 58° 47' 02", a tangent distance of 208.42 feet, and a chord of S 57° 04" E, 363.18 feet;

Thence, continuing with said margin S 27° 59' E, 135.18 feet to the westerly margin of Wallace Road;

Thence, with said margin S 00° 51' W, 201.19 feet to a monument;

Thence, with a curve to the right in a southwesterly direction, 497.15 feet to a monument, said curve having a radius of 706.78 feet, a central angle of 40° 18' 07", a tangent distance of 259.36 feet, and a chord of S 21° 16' W, 486.96 feet;

Thence, continuing with said margin S 41° 13' W, 528.80 feet to a monument;

Thence, with a curve to the right in a southwesterly direction, 89.24 feet to a monument, said curve having a radius of 691.20 feet, a central angle of 07° 23' 52", a tangent distance of 44.68 feet, and a chord of S 44° 50' W, 89.18 feet;

Thence, S 56° 32' W, 48.33 feet to a point;

Thence, with a curve to the right in a southwesterly direction, 143.88 feet to a monument, said curve having a radius of 686.20 feet, a central angle of 12° 00' 48", a tangent distance of 72.20 feet, and a chord of S 58° 37' W, 143.61 feet;

Thence, continuing with said margin S 60° 40' W, 48.33 feet to the point of beginning.

Containing 1,346,943 square feet or 30.92 acres, more or less.

BEING property conveyed to EES NAAT ASSOCIATES, a Texas limited partnership having Joel S. Ehrankranz, Sanford B. Ehrenkranz, and Michael E. Schultz as general partners, by Special Warranty Deed from THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey Corporation, of record in Book 5955, page 377, Register's Office for Davidson County, Tennessee.

Permitted Exceptions

1. Rights and claims of parties in possession.

2. Facts subsequent to December 8, 1972 which would be disclosed by a comprehensive survey of the premises herein described.

3. Metro taxes for 1983, Phase I, 5DU 6335, and Phase II, 5DU 6345, a lien but not delinquent until March 1, 1984.

4. Deed of trust executed by EES NAAT Associates, a limited partnership, to James E. Eden, Trustee, dated October 14, 1971, filed in Book 4544, page 848, said Register's Office, to secure an indebtedness in the sum of $4,400,000.00, payable to The Prudential Insurance Company of America, and any other sums which may be and become due under the terms thereof including but not limited to principal, interest and service fee. (Phase I).

Supplemental Deed of Trust to the above Deed of Trust of record in Book 4662, page 888, said Register's Office. (Phase II).

Modification Agreement dated November 15, 1978, recorded December 28, 1978 filed in Book 5379, page 388, said Register's Office, which among other things increased the amount secured by the above Deed of Trust to $4,635,000.00. (Phase I and II).

Deed of Trust amendment and Modification Agreement dated October 20, 1982, filed October 26, 1982, of record in Book 5955, page 383, Register's Office for Davidson County, Tennessee. (Phase I and II).

5. Conditional Assignment of Rentals by and between EES NAAT Associates, a limited partnership and The Prudential Insurance Company of America, of record in Book 4544, page 855, said Register's Office. (Phase I).

6. Conditional Assignment of Rentals by and between EES NAAT Associates, a limited partnership and The Prudential Insurance Company of America, of record in Book 4662, page 892, said Register's Office. (Phase II).

7. The Plan of record in Book 4175, page 126, said Register's Office, shows an Owner's Certificate, certain easements and setback lines to which reference is here made for the location and dimensions.

8. Rights of tenants in possession of all or any part of the premises.

EXHIBIT B

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6044 PAGE 91

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. 11,483,121.43

29656.06 CO TX

.50 PRFEE

15.00 WDEED

CHECK29871.56-

2719A04/25/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 9 0 7

IDENTIF. REFERENCE

APR 25 3 50 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944379