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

BOOK 6086 PAGE 145

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THIS INDENTURE made on this 24th day of June, 1983, by and between POST RIDGE, NASHVILLE ASSOCIATES, a Tennessee limited partnership, having its principal place of business in Davidson County, Tennessee ("Grantor"), and CONSOLIDATED CAPITAL PROPERTIES IV, a California limited partnership, having its principal place of business in Emeryville, California ("Grantee");

WITNESSETH:

That, 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, and in further consideration of (a) Grantee's assumption of the unpaid principal balance of a certain Promissory Note (the "Note") dated September 23, 1976, in the original principal amount of $2,252,500.00, executed and delivered by Grantor to IDS Mortgage Corporation, now held by FBS Mortgage Corporation, secured by a certain Deed of Trust (the "Deed of Trust") of even date therewith, executed by Grantor and delivered to Truman S. Wrenne, Trustee, recorded in Book 5071, Page 482, Register's Office for Davidson County, Tennessee, and (b) Grantee's assumption of and agreement to be bound by the obligations contained in the Deed of Trust and those contained in a Regulatory Agreement (herein so-called) of even date therewith, recorded in Book 5071, Page 487, in said Register's Office; provided, however, that the obligations of Grantee under the Note, the Deed of Trust and the Regulatory Agreement are limited to the terms and conditions contained therein as assumed by Grantor; Grantor hereby SELLS and CONVEYS unto Grantee, its successors and assigns forever, all of those certain tracts of land (the "Land") lying and being situated in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto, 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 thereon and any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, apprutenances, improvements, and interests being hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the property until 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 of the Property; that the Property is free of all encumbrances except those set forth herein, 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 title to the Property to Grantee, its successors or assigns, against all lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

H57303

IDENTIF. REFERENCE

JUN 30 2 27 PM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

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

GRANTOR:

POST RIDGE, NASHVILLE ASSOCIATES,
A Tennessee Limited Partnership

BY: Its General Partner:

CAPITAL ASSET MANAGEMENT, LTD.,
A Limited Partnership

By: _____
STANLEY R. FIMBERG, General Partner

STATE OF California

COUNTY OF Los Angeles

The actual consideration for this transfer is $3,660,000.00

_____
Affiant

Sworn to and subscribed before me this 24th day of June, 1983

_____
Notary Public in and for
said County and State

OFFICIAL SEAL
LYDIA M ALEMANIA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires SEP 15, 1986

My commission Expires: _____

(Affix Seal)

Address new owner as follows:	Send tax bills to:	Map-Parcel Numbers
Consolidated Capital Properties IV 1900 Powell Street, Suite 1000 Emeryville, CA 94608	Consolidated Capital Properties IV 1900 Powell Street, Suite 1000 Emeryville, CA 94608 Attn: RoseMarie Mitchell	128-99

Exhibit "A"

Being a parcel of land in the 9th Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Hicks Road and on the west by Sawyer Brown Road, and being recorded in Book 4460 page 23, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the south margin of Hicks Road, being the northwest corner of Eureka, limited; thence leaving Hicks Road, S4° 47' 39" W. with the west line of Eureka, limited, and James E. Patterson, 460.28 feet to a point; thence N. 88° 29' 00" W. 623.79 feet to a point; thence S. 89° 35' 17" W. 96.15 feet to a point; thence, S. 89° 54' 30" W. 46.27 feet to a point; thence, N. 87° 56' 33" W. 310.55 feet to a point; thence, N. 44° 48' 47" W. 18.00 feet to a point; thence, N. 32° 03' 07" W. 188.02 feet to a point, being the common corner between Joseph B. Pettway, Frank K. Hunt and Patrick F. Whelan; thence, with Whelan's south line, N. 57° 56' 53" E. 109.97 feet to a point, thence, with Whelan's east line, N. 31° 13' 20" W. 450.00 feet to a point in the southeasterly margin of Sawyer Brown Road; thence, with a curve to the left in a northeasterly direction, said curve having a central angle of 16° 50' 06", a radius of 589.50 feet, 173.21 feet to a point; thence, N. 35° 58' 47" E. 288.12 feet to a point; thence, with a curve to the left having a central angle of 02° 42' 19" a radius of 3,845.20 feet, 181.56 feet to a point; thence, with a curve to the right having a central angle of 89° 11' 08", a radius of 25.00 feet, 38.91 feet to a point; thence, with the south margin of Hicks Road along a curve to the left having a central angle of 23° 57' 23", a radius of 267.88 feet, 112.05 feet to a point; thence, S. 81° 32' 03" E. 194.19 feet to a point; thence, with a curve to the right having a central angle of 57° 36' 57" a radius of 660.98 feet, 664.68 feet to a point, thence, S. 23° 55' 06" E. 113.68 feet to a point; thence, with a curve to the left having a central angle of 18° 03' 42", a radius of 530.00 feet, 167.07 feet to the point of beginning. Containing 26.638 acres, more or less.

STATE OF California §
§
COUNTY OF Los Angeles §

Before me, the undersigned Notary Public for said County and State, personally appeared STANLEY R. FIMBERG, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the general partner of CAPITAL ASSET MANAGEMENT, LTD., a limited partnership, which is the general partner of POST RIDGE, NASHVILLE ASSOCIATES, a limited partnership, the within bargainor, and who acknowledged himself to be authorized to execute the foregoing instrument as general partner of CAPITAL ASSET MANAGEMENT, LTD., the general partner of POST RIDGE NASHVILLE ASSOCIATES, a limited partnership, and acknowledged that he, as such general partner, executed the foregoing instrument on behalf of CAPITAL ASSET MANAGMENET, LTD., as the free act and deed of CAPITAL ASSET MANAGEMENT, LTD., a limited partnership, which is the general partner of POST RIDGE, NASHVILLE ASSOCIATES, a limited partnership, for the purpose therein contained, by signing the name of CAPITAL ASSET MANAGEMENT, LTD., a limited partnership, which is the general partner of POST RIDGE, NASHVILLE ASSOCIATES, a limited partnership on behalf of POST RIDGE, NASHVILLE ASSOCIATES, a limited partnership, as general partner by himself as such general partner of such general partner of such limited partnership, being authorized so to do.

Witness my hand and seal, at Los Angeles, California, this 24th day of June, 1983.

OFFICIAL SEAL
LYDIA M ALEMANIA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires SEP 15, 1986

Lydia M. Alemania
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6085 PAGE 149

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3,660,000.00CO

5516[illegible] CO TX
.50 PRFE
1[illegible] MORT
CHECK 9561.50-
8260406/30/83 DTL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H57303

IDENTIF. REFERENCE

JUN 30 2 27 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 960100