THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

SPECIAL WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
THE CEDAR HILLS INVESTMENT GROUP, LTD., a Tennessee Limited Partnership 608 Gallatin Road, North Madison, Tennessee 37115	SAME	Map 148 Parcel 150

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the assumption of an indebtedness owing to United Mutual Savings Bank in the original principal amount of Three Million Six Hundred Fifteen Thousand Seven Hundred and 00/100 Dollars ($3,615,700.00) as evidenced by Deed of Trust of record in Book 5055, page 770, assigned to the Government National Mortgage Association in Book 5273, page 289, and re-assigned to United Mutual Savings Bank in Book 5379, page 397, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, THE NEW CEDAR HILLS APARTMENTS, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto THE CEDAR HILLS INVESTMENT GROUP, LTD., a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 1 shown on the Plan of Cedar Hills Apartments, of record in Book 4955, page 28, Register's Office for Davidson County, Tennessee, described according to a survey made by Michael V. Holmes Company, dated August 26, 1975, revised July 15, 1976, as follows:

BEGINNING at a concrete monument in the northerly margin of Packard Drive, located 472.18 feet east of the east right-of-way of Creekside Drive, said monument being the southwest corner of said Resubdivision of Bavaria Apartment Site; thence North 3°06'29" East, 264.37 feet to a concrete monument; thence North 2°56'52" East, 124.08 feet to a concrete monument; thence South 88°54' East 717.45 feet to an iron pin; thence South 21°18' East 146.54 feet to an iron pin; thence South 60°08'56" West, 49.04 feet to an iron pin; thence South 29°51'04" East 89.67 feet to an iron pin; thence South 77°32'51" East 42.29 feet to an iron pin; thence North 68°05' East 166.0 feet to an iron pin; thence South 80°30' East 101.64 feet to an iron pin; thence South 37°09'34" East 353.37 feet to an iron pin in the northerly margin of Packard Drive; thence South 48°05' West 106.72 feet to an iron pin, the beginning of a curve to the right; thence following said curve along the northerly margin of Packard Drive, northwestwardly, having a radius of 601.72 feet, a distance of 810.40 feet to an iron pin; thence North 54°45' West, 285.51 feet to an iron pin, the beginning of a curve to the left; thence with the said curve having a radius of 343.25 feet westwardly 253.71 feet to the point of beginning, containing 14.091 acres or 613,796.593 square feet.

BEING the same property conveyed to The New Cedar Hills Apartments, Ltd., a Tennessee Limited Partnership, by deed from Cedar Hills Apartments, a Tennessee Limited Partnership, of record in Book 5488, page 333, Register's Office for Davidson County, Tennessee.

In addition to the mortgage(s) assumed, this conveyance is subject to the following encumbrances:

(1) Regulatory Agreement for Multi-Family Housing Projects filed of record in Book 5055, page 774, Register's Office for Davidson County, Tennessee.

08/ 15349.50-CHECK

9761

(2) Financing Statements to TVB Mortgage Corporation filed of record in Book 5273, page 44, Register's Office for Davidson County, Tennessee, were assigned to Government National Mortgage Association in Book 5273, page 384, said Register's Office; and as filed in the Secretary of State, No. S 18014; as assigned in S 2132; and of record in Book 5271, page 979, Register's Office for Davidson County, Tennessee. Said Financing Statements were amended in Book 5509, page 517, said Register's Office, to reflect new ownership by The New Cedar Hills Apartments, Ltd.

(3) The Plan of record in Book 4955, page 28, said Register's Office, shows an Owner's certificate, a 50 foot setback line from Packard Drive, a 10 foot easement for public utility and drainage purposes along the northerly line of said lot, a 20 foot public utility and drainage easement along the westerly line, and a 20 foot sewer easement running across said property from east to west.

(4) Amendment to sewer easement filed of record in Book 5251, page 755, Register's Office for Davidson County, Tennessee.

(5) Assignment of Financing Statements filed of record in Book 5374, page 110, to United Mutual Savings Bank.

(6) Laundry lease filed of record in Book 5599, page 794, Register's Office for Davidson County, Tennessee.

This is improved property, known as: Cedar Hills Apartments, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against every person whomever, claiming or to claim under the same, or any part thereof, by, from or under GRANTOR, but not otherwise.

WITNESS our hands this 31st day of March, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE NEW CEDAR HILLS APARTMENTS, LTD.
A Tennessee Limited Partnership

BY: J. C. Bartell
General Partner

BY: J. D. Eatherly
General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

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The actual consideration or value, whichever is greater, for this transfer is $ 5,900,000.00 .

Lloyd E Chance
AFFIANT

Subscribed and sworn to before me,
this 31st day of March, 1983.

Dorothy D. Hooper
NOTARY PUBLIC
My Commission Expires: 4-20-86

IDENTIF. REFERENCE
H 66226

FELIX Z. GILLUM, JR. REGISTER
DAVIDSON COUNTY, TN
AUG 10 12 16 PM '83

RUSH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. A. Bartlett, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of THE NEW CEDAR HILLS APARTMENTS, LTD., a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and seal, at office in Madison, Tennessee, this 31st day of March, 1983.

Dorothy D. Hooper
NOTARY PUBLIC

My Commission Expires: 4-20-83

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. D. Eatherly, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of THE NEW CEDAR HILLS APARTMENTS, LTD., a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and seal, at office in Madison, Tennessee, this 31st day of March, 1983.

Dorothy D. Hooper
NOTARY PUBLIC

My Commission Expires: 4-20-86

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 $5,900-000-00

15340.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 15349.50-
6761 A08/10/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1-166226
T
Security Mgt

8-10-12:16 AM
83
Felix Z. Wilson
Reg
Lillian Lunn

No. 970307