Prepared by:
Eric D. Horoda, Esq.
1900 Powell Street
Suite 1000
Emeryville, CA
94608

WARRANTY DEED

Address New Owners as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Southeast Properties Company 666 Old Country Road Garden City, New York 11530	Same	147-8, Parcel 174

BOOK 6126 PAGE 799

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CONSOLIDATED CAPITAL PROPERTIES, a California limited partnership, has bargained and sold, and by these presents do transfer and convey unto SOUTHEAST PROPERTIES COMPANY, a New York limited partnership, the GRANTEE herein, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever. And the undersigned does covenant with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a right to convey it, and the same is unencumbered, unless otherwise herein set out. And the undersigned does further covenant and find itself, its heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 18th day of August, 1983.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August 1983

Deputy Register

CONSOLIDATED CAPITAL PROPERTIES,
a California limited partnership

By CONSOLIDATED CAPITAL EQUITIES CORPORATION,
a Colorado corporation,
Corporate General Partner

By _____
Vice President

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

The actual consideration for this transfer is $10.00

Subscribed and sworn to before me, this the 18th day of August, 1983.

Affiant

Notary Public

My Commission expires:
5/30/84

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1984

3961 - [illegible] - CHECK

Being a 0.13 more or less acre tract of land lying in the 30th Councilmanic District of Nashville, Davidson County, Tennessee, as follows:

Beginning at a point, said point lying on the most Northerly line of Phase One Hilltop House, and being further described as lying South 73 degrees 59 minutes 25 seconds West a distance of 136.60 feet from the most Southwest corner of lot 15 on the plan of Beverly Heights, Section One as of record in Book 2331 page 26 Register Office in Davidson County, Tennessee; thence continuing along the most Northerly line of Phase One Hilltop House, South 73 degrees 59 minutes 25 seconds West a distance of 33.77 feet to a point; thence continuing along said Hilltop House, Phase One's Easterly line, North 22 degrees 22 minutes 30 seconds West a distance of 100.00 feet to an existing concrete monument; thence along the most Northerly line of Phase One, Hilltop House, South 71 degrees 01 minutes 00 seconds West a distance of 129.77 feet to an existing concrete monument; thence continuing along said most Northerly line North 89 degrees 28 minutes 35 seconds West a distance of 117.48 feet to a point; thence leaving said Northerly line of Phase One Hilltop House, North 85 degrees 32 minutes 20 seconds East a distance of 112.24 feet to a point; thence North 71 degrees 05 minutes East a distance of 144.65 feet to a point; thence South 63 degrees 55 minutes East a distance of 38.18 feet to a point; thence South 18 degrees 55 minutes East a distance of 85.48 feet to the point of beginning, containing 0.13, more or less acres.

RUSH
H 7:0 6 6.1
IDENTIF. REFERENCE
AUG 31 3 14 PM '83
FELIX [illegible]
DAVIDSON COUNTY, TN

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

BOOK 6126 PAGE 801

Before me, Philip Zehngebot, a Notary Public in and for said County and State, personally appeared ERIC D. HORODAS, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Vice President of Consolidated Capital Equities Corporation, a Colorado corporation, the Corporate General Partner of Consolidated Capital Properties, a California limited partnership, the within named bargainor, and that he, as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Vice President of its Corporate General Partner.

WITNESS MY HAND and official seal, at offices in New York County, New York, this 18th day of August, 1983.

Philip Zehngebot
Notary Public

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1984

My Commission expires:
3/30/84

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6126 PAGE 802

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
			500.00- CO	
			1.30 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	10.80-
3961	A	08/31/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 6 6. I

IDENTIF. REFERENCE

AUG 31 3 14 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 975364