Prepared by: Eric D. Horodas, Atty.
1900 Powell Street
Emeryville, California 94608

Send Tax Statements to: Same

Map & Parcel 97-87

Buyer

Buyer Consolidated Capital Properties IV
1900 Powell St. Suite 1000
Emeryville, Calif.

SPECIAL WARRANTY DEED

BOOK 6148 PAGE 214

THIS INDENTURE, made and entered into this 23 day of September, 1983, by and between ARBOUR EAST ASSOCIATES, a Massachusetts limited partnership, having Alexander H. McNeil as its sole general partner, party of the first part, and CONSOLIDATED CAPITAL PROPERTIES IV, a California Limited Partnership, party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part all that piece, parcel or tract of real estate situated and being in Davidson County, Tennessee and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto.

The foregoing property is conveyed subject, however, to the following:

a. All taxes and assessments not yet due and payable;

b. Leases and tenancies of apartment units entered into in the ordinary course of business;

c. Restrictions, covenants, conditions, easements, rights-of-way, reserved royalty and mineral interests, and other matters of record;

d. Applicable zoning laws and regulations, ordinances, statutes and any other body of law of any governmental authorities having jurisdiction over the property; and

e. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictions, deficiency in quantity of ground, boundary line disputes, or other matters, whether of record of not, which would be disclosed by an accurate survey and inspection of the property.

TO HAVE AND TO HOLD, the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with said party of the second part that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

ARBOUR EAST ASSOCIATES,
a Massachusetts limited partnership

By _____

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NORFOLK

Before me, Alfred F. Brothers, a notary public of the state and county of aforesaid, personally appeared Alexander H. McNeil, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the sole General Partner of Arbour East Associates, a Massachusetts Limited Partnership, the within named barginor, and that he as the sole General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Partnership by himself as the sole General Partner.

Witness my hand and seal at my office in Norfolk County Massachusetts this 23 day of September, 1983.

Alfred F. Brothers
Notary Public

My commission expires: 4/20/90

State of Tennessee
County of Davidson

The actual consideration paid or value, whichever is greater, for this transfer, is $10,500,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of September, 1983.

My Commission Expires: 9-22-87

Notary Public

SITUATED in the First (1st) Civil District of Davidson County, Tennessee and without the corporate limits of the City of Nashville, Tennessee and being the Arbour East Apartment Site as shown by deed of record in Book 4460, page 91, in the Register's Office for Davidson County, Tennessee, and being more fully bounded and described as follows:

BEGINNING at a concrete monument in the eastern margin of Old Hickory Boulevard as widened in the Southwest corner of the tract herein described, said monument being located at the northern terminus of the curve formed by the intersection of the Eastern margin of Old Hickory Boulevard and the northern margin of Bell Road; thence with Old Hickory Boulevard North 07 deg. 04 min. 57 sec. West 301.37 feet to a concrete monument; thence with a curve to the left, said curve having a radius of 2,904.68 feet, in a northerly direction an arc length of 783.47 feet to a concrete monument; thence with a curve to the right, said curve having a radius of 40 feet, in a northerly direction an arc length of 61.82 feet to a concrete monument in the southerly margin of Lake Parkway; thence with said Parkway the following calls and distances; North 66 deg. 00 min. 56 sec. East 34.88 feet to a concrete monument; thence from said concrete monument with a curve to the right, said curve having a radius of 202.08 feet, in an easterly direction an arc length of 196.10 feet to a concrete monument; thence from said concrete monument with a curve to the left, said curve having a radius of 377.34 feet; in an easterly direction an arc length of 109.54 feet to a concrete monument; thence South 75 deg. 01 min. 05 sec. East 487.61 feet to a concrete monument; thence from said concrete monument with a curve to the left, said curve having a radius of 439.61 feet, in an easterly direction an arc length of 231.71 feet to a concrete monument; thence from said concrete monument with a curve to the right, said curve having a radius of 25.00 feet, in a southerly direction an arc length of 36.31 feet to a concrete monument in the southwesterly margin of an unnamed street; thence with said street South 22 deg. 00 min. 04 sec. East 136.22 feet to a concrete monument; thence South 22 deg. 00 min. 04 sec. East 345.43 feet to a concrete monument; thence with a curve to the right, said curve having a radius of 508.34 feet, in a southerly direction an arc length of 219.88 feet to a concrete monument; thence South 02 deg. 46 min. 58 sec. West 349.09 feet to a concrete monument; thence from the concrete monument with a curve to the right, said curve having a radius of 45.82 feet, in a southwesterly direction an arc length of 71.81 feet to a concrete monument; thence with the northwest margin of Bell Road, and with a curve to the left, said curve having a radius of 3,540.00 feet, in a southwesterly direction an arc length of 597.35 feet to a concrete monument; thence continuing with the northwest margin of Bell Road South 82 deg. 55 min. 05 sec. West 167.75 feet to a concrete monument; thence from said concrete monument with a curve to the right, said curve having a radius of 200 feet, in a northwesterly direction an arc length of 314.16 feet to a concrete monument, the point of BEGINNING, and containing 28.01 acres, more or less, according to a survey of Lewis R. Mefford, Jr., of Southern Land & Associates, Inc., Surveyors, dated July 14, 1978, and revised September 21, 1978 and October 24, 1978.

Being the same property conveyed to the Arbour East Associates by deed from Cameron-Brown Investment Group, a Massachusetts business trust of record in Book 5355, page 925, Register's Office for Davidson County, Tennessee.

EXHIBIT A

RUSH

TOGETHER WITH REFERENCE

SEP 30 12 48 PM '83

H 7 7 2 7 1

09/30 27309.50-CHECK

1721

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

RECEIVED OF _____

FOR _____

BOOK 6148 PAGE 217

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	10,500,000.00	27300.00 CSTAX :	
			.50 PRFEE	
			9.00 WDEED	
			CHECK27309.50-	
			1721A09/30/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.7.2 7 1

IDENTIF. REFERENCE

SEP 30 12 48 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 982884