OFFICIAL RECEIPT

B0433

Prepared by:
Dirk A. Fulton
1900 Powell Street, Suite 1000
Emeryville, California 94608

Send tax bills to:
HALL Summittree Associates
10100 NORTH CENTRAL EXPRESSWAY
DALLAS TEXAS 75231

MAP 106 PAR. 125

LIMITED WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6177 PAGE 71

THIS INDENTURE made on this 27th day of October, 1983, by and between CONSOLIDATED CAPITAL PROPERTIES, a California limited partnership, having its principal place of business in Alameda County, California ("Grantor"), and SUMMITTREE ASSOCIATES, a ~~Tennessee~~ Georgia limited partnership ("Grantee"); HALL OAF

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of $7,850,000.00 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 in 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 hereafter 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 in 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, its heirs and assigns, against the lawful claims of all persons.

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

GRANTOR:

CONSOLIDATED CAPITAL PROPERTIES,
a California limited partnership

By Consolidated Capital Equities Corporation,
a Colorado corporation
Corporate General Partner

By _____
Vice President

H86805

IDENTIF. REFERENCE

Nov 16 3 31 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

11/16 *20422 J30 *CHECK

OFFICIAL RECEIPT

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 9 on the Plan of The Plus Park, Section 9, of record in Plan Book 4460, page 113, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point on the easterly margin of Plus Park Blvd. as recorded on the Plan of The Plus Park, Section One, Book 4300, page 77, Register's Office for Davidson County, Tennessee, said point being southerly a distance of 1722.97 feet (measured along the easterly margin of said Blvd.) from a concrete monument at the southwesterly end of a 25 foot radius return at Murfreesboro Pike and Plus Park Blvd; thence S 89°41'36" E, a distance of 225.00 feet to an iron pin; thence, N 0°18'24" E, a distance of 225.00 feet to an iron pin; thence N 20°01'23" E, a distance of 220.01 feet to an iron pin; thence N 60°45'41" E, a distance of 500.84 feet to an iron pin; thence N 76°00'10" E, a distance of 100.07 feet to an iron pin; thence N 89°48'35" E, a distance of 204.31 feet to an iron pin; thence N 35°44'16" E, a distance of 60.93 feet to an iron pin at the northeasterly corner of Reserved Parcel "E" on the Plan of Hill-N-Dale Acres recorded in Book 2900, page 33, Register's Office for Davidson County, Tennessee, thence with the margin of Reserved Parcel "E", S 68°40'30" E, a distance of 77.27 feet to an iron pin in concrete; thence, S 5°28'06" W, a distance of 183.64 feet to an iron pin; thence S 68°28'23" W a distance of 311.41 feet to a concrete monument on the westerly margin of said Hill-N-Dale Acres Subdivision; thence, with said margin S 36°35'43" W, a distance of 329.16 feet to a concrete monument; thence, S 37°21'52" W, a distance of 53.75 feet to a concrete monument; thence, S 37°32'38" W, a distance of 305.91 feet to a concrete monument; thence S 4°08'15" W, a distance of 272.92 feet to a concrete monument on the southerly margin of Deervale Drive; thence, with said margin of said Drive S 60°10'20" E, a distance of 164.45 feet to an iron pin in concrete; thence S 29°49'25" W, a distance of 275.95 feet to an iron pin, the southwesterly corner of Lot No. 26 of Hill-N-Dale Acres; thence S 50°40'28" E, a distance of 93.40 feet to an iron pin at the northwesterly corner of Lot No. 100 on the Plan of Hill-N-Dale Acres, Section Two as recorded in Book 4175, page 5, Register's Office for Davidson County, Tennessee, thence, S 24°32'29" W, a distance of 311.57 feet to a concrete monument on the northerly margin of Giant Oak Drive; thence S 4°13'40" W, a distance of 73.70 feet to a spike in a 36" Hackberry tree; thence N 87°43'20" W, a distance of 196.50 feet to an iron pin on the easterly margin of Plus Park Blvd; thence with said easterly margin N 1°18'44" E, a distance of 205.63 feet to a point; thence with a 340.34 foot radius curve to the left a distance of 231.86 feet to a point; thence N 37°43'16" W, a distance of 162.88 feet to a point; thence, with a curve to the right having a radius of 292.53 feet a distance of 290.85 feet to a point; thence N 19°14'44" E, a distance of 41.90 feet to a point; thence with a curve to the left having a radius of 806.61 feet, a distance of 266.62 feet to the point of beginning and containing 18.26 acres, more or less.

Being the same property conveyed to Consolidated Capital Properties, a California limited partnership by deed from J. Brent Hurd, Substitute Trustee for Royal View, Limited, a Tennessee limited partnership, with full power of record in Book 5553, page 595, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

1. Real Property taxes for 1983 and subsequent years.

2. Rights of tenants in possession as tenants only.

3. Deed of Trust executed by Royal View Apartments, a partnership composed of Carson C. Driver, Jr. and Reese L. Smith, Jr., to Herschel Greer, Trustee, of record in Book 4650, page 43, Register's Office for Davidson County, Tennessee, to secure the Guaranty Mortgage Company the payment of one note dated October 26, 1972, in the original principal amount of $2,725,000.00, said Deed of Trust was modified in Book 4845, page 239, of said Register's Office. Said Deed of Trust was assigned to New York Life Insurance Company by instrument of record in Book 4845, page 243, of said Register's Office.

4. Financing Statement, of record in Book 4650, page 55, of said Register's Office, and File #3 81707 Secretary of State Office, as continued by instrument of record in Book 5982, page 172, and amended in instrument of record in Book 5928, page 173, of said Register's Office.

5. Financing Statement to New York Life Insurance Company, of record in Book 4854, page 245, of said Register's Office and File No. 2538 in Secretary of State's Office.

6. Deed of Trust "Wrap Around" executed by David M. Knight, Substitute Trustee for Royal View Limited, a Tennessee Limited Partnership hereinafter called Mortgagor, of record in Book 4984, page 390, of said Register's Office.

7. Financing Statement securing New York Life Insurance Company, dated September 12, 1977, of record in Book 5197, page 539, of said Register's Office.

8. Terms and conditions of a Lease memorandum between Consolidated Capital Properties, a California limited partnership, Lessor, and Solon Automated Services, Inc., a Delaware corporation, Lessee, dated March 1, 1980, filed for in Book 5591, page 109, of said Register's Office.

9. Easement for construction of Trunk Sanitary Sewer to City, of record in Book 3533, page 433, of said Register's Office.

10. The Plan of record in Book 4460, page 113, of said Register's Office, shows an Owner's Certificate; a 30 foot minimum building setback line from Plus Park Boulevard; a 15 foot public utility and drainage easement adjacent to Plus Park Boulevard; a 10 foot public utility and drainage easement along the entire northerly and northwesterly lines, widening to accomodate a manhole; a 10 foot public utility easement along the northern most easterly line and also along the most southerly line; a 20 foot public utility easement extending in a northwesterly direction from the northwesterly corner of Lot 100 of Hill-N-Dale Acres, Section 2; a 15 foot public utility and drainage easement extending from Deervale Drive adjacent to Lot 26 Hill-N-Dale Acres and a 2.5x30 foot utility anchor easement located at the northeasterly terminus of Bunkerhill Drive.

OFFICIAL RECEIPT

BOOK 6177 PAGE 74

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DIRK A. FULTON, 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 Vice-President of Consolidated Capital Equities Corporation, a Colorado Corporation, and a General Partner of Consolidated Capital Properties, the within named bargainor, a California Limited Partnership, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as Vice-President.

Witness my hand and seal this the 27th day of October, 1983.

Angela M. Partwright
Notary Public

My Commission Expires:

July 22, 1987

ANGELA M. PARTWRIGHT NOTARY PUBLIC STATE OF TENNESSEE LARGE

State of Tennessee

County of Davidson

The actual consideration for this transfer or value of property, (whichever is greater) is 9,850.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me

this the 15th day of November,

1983.

Notary Public

My Commission Expires:

8-7

SANDRA L. BLACKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6177 PAGE 75

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	7,850,000.00	20410.00 CSTAX .50 PRFEE 12.00 WDEED CHECK 20422.50- 3126A11/16/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H86805

IDENTIF. REFERENCE

Nov 16 3 31 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 993932