B04/18

FROM: 2067, LIMITED

TO: CREEKSTONE APARTMENTS, LTD.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Creekstone Apartments, Ltd.
1919 Smith, Suite 1100
Houston, Texas 77002

Send Tax Bills to:
Same

Map-Parcel No.
Map - 96-7
Parcels - 8, 9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 28th day of August, 1984.

Notary Public

My Comm. Expires: April 19, 1987

SPECIAL WARRANTY DEED

BOOK 6368 PAGE 582

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, 2067, Limited, a Tennessee limited partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Creekstone Apartments, Ltd., a Texas limited partnership, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

ALL WARRANTIES OF GRANTOR HEREIN CONTAINED ARE EXPRESSLY LIMITED TO THOSE PERSONS OR PARTIES CLAIMING BY, THROUGH OR UNDER GRANTOR.

Said property is transferred subject to such limitations, restrictions and encumbrances as may affect the premises, as are set out in Exhibit B attached hereto and incorporated by reference as fully as though copied herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hands this 27th day of August, 1984.

2067, LIMITED, A
Tennessee Limited Partnership

BY: Freeman Properties, Inc.,
General Partner

By: Glenda C. McClellan

Its: Secretary

03/26 1312.53- CHECK

3704

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6368 PAGE 583

Before me, Kim A. Brown, a Notary Public in and for the County and State aforesaid, personally appeared Glenda C. McClellan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Secretary of Freeman Properties, Inc., a corporation and General Partner of 2067, Limited, the within named bargainor, a limited partnership, and that she as such Secretary of Freeman Properties, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as such Secretary of its General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of August, 1984.

Kim A. Brown
NOTARY PUBLIC

My Commission Expires: 4-17-88

KIM A. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Beginning at an iron pin in the southerly margin of Stewart's Ferry Pike, said pin being the northwesterly corner of Bianca Square Subdivision, as of record in Book 5200, Page 661, R.O.D.C., Tennessee, said pin being N 57° 29' W, 416.60 feet from the centerline of Hickory Hill Court;

Thence, leaving said southerly margin of Stewart's Ferry Pike S 05° 04' W, 575.67 feet to an iron pin;

Thence, N 70° 58' 15" W, 1,138.66 feet, with the northerly line of the property conveyed to James C. Taft, as of record in Book 3375, Page 139, R.O.D.C., and the northerly line of the property conveyed to James B. Hall of record in Book 5381, Page 880, R.O.D.C., and a portion of the northerly line of Cloverhill Subdivision, Section Eight, of record in Plat Book 2331, Page 11, R.O.D.C., to a concrete monument at the common corner of Lot Nos. 535 and 514 in the said subdivision;

Thence, continuing with the northerly line of the said Cloverhill Subdivision, Section Eight N 70° 59' 04" W, 819.30 feet to a concrete monument;

Thence, with the easterly line of Cloverhill Subdivision, Section Four, as of record in Book 2133, Page 62, R.O.D.C., N 20° 14' 39" E, 123.08 feet to a concrete monument at the terminus of the southerly margin of Sinbad Drive;

Thence, with the terminus of said Sinbad Drive N 20° 46' 05" E, 50.64 feet to a concrete monument at the terminus of the northerly margin of said Sinbad Drive;

Thence, continuing with the easterly line of said Cloverhill Subdivision, Section Four N 20° 35' 21" E, 217.45 feet to a concrete monument;

Thence, leaving the easterly line of said Subdivision with the southerly line of the Charles C. Beatty Subdivision, as of record in Book 4955, Page 85, R.O.D.C., S 72° 08' 57" E, 308.47 feet to a concrete monument;

Thence, S 78° 53' 05" E, 710.11 feet, with the property conveyed to John T. Downer, as of record in Book 6142, Page 474, R.O.D.C., to an iron pin;

Thence, continuing with said John T. Downer property N 33° 14' 38" E, 233.31 feet to a concrete monument;

Thence, continuing with the said John T. Downer property with a curve to the left 39.27 feet to a concrete monument in the southerly margin of Stewart's Ferry Pike, said curve having a central angle of 90° 00' 00", a tangent length of 25.00 feet and a radius of 25.00 feet;

Thence, with the said southerly margin of Stewart's Ferry Pike S 56° 35' 43" E, 201.26 feet to an iron pin;

Thence, leaving said southerly margin of Stewart's Ferry Pike, with the property conveyed to George W. Glass, et. ux., as of record in Book 3285, Page 197, R.O.D.C., the following calls, S 33° 12' 20" W, 186.18 feet to a point, S 57° 14' 23" E, 308.44 feet to a point;

Thence, with the property conveyed to Goldie C. McCullough, as of record in Book 1512, Page 608, R.O.D.C., the following calls S 57° 10' 28" E, 208.54 feet to an iron pin, N 34° 16' 48" E, 181.59 feet to an iron pin in the southerly margin of Stewart's Ferry Pike;

Thence, with the said southerly margin of Stewart's Ferry Pike S 56° 42' 19" E, 60.23 feet to the point of beginning.

Containing 898,788 square feet or 20.63 acres, more or less.

Being the same property conveyed to 2067 Limited, a limited partnership, by deed from J. R. Freeman, Trustee, of record in Book 4913, page 800, Register's Office for Davidson County, Tennessee.

EXHIBIT B

(PERMITTED ENCUMBRANCES)

1. Metro taxes for 1984, a lien, but not yet due and payable.

2. TVA Easement of record in Book 1207, page 579, Register's Office for Davidson County, Tennessee.

3. Sewer Easement conveyed to William G. Blackman, of record in Book 3462, page 111, Register's Office for Davidson County, Tennessee, and Easement subsequently conveyed to Larchwood, Inc., by instrument of record in Book 3610, page 330, Register's Office for Davidson County, Tennessee.

4. Easement conveyed to Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board, of record in Book 5870, page 30, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6290, page 620, Register's Office for Davidson County, Tennessee.

I 4 5 8 6 3

IDENTIFICATION REFERENCE

AUG 29 12 59 PM '84

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6368 PAGE 586

FOR

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
			500000.00- CA'NT.	
			1300.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1312.50-	
5704A08/28/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 8 6 3

IDENTIF. REFERENCE

Aug 28 12 59 PM '84

DAVIDSON COUNTY, TN.

No.0064378