This instrument prepared by:
Gerald Walling, Esq.
1600 Candler Bldg.
Atlanta, Georgia

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SUNCHASE KNOLLS APARTMENTS, LTD.	(same)	161-42 and
c/o THE STANFORD COMPANIES 735 TWO LINCOLN CENTRE	(NAME)	147
5420 LBJ FREEWAY DALLAS, TEXAS 75240	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid to SUNCHASE INVESTMENTS, INC., a Texas corporation, ("Grantor"), by SUNCHASE KNOLLS APARTMENTS, LTD., a Texas limited partnership, the receipt and sufficiency of which being hereby acknowledged and confessed,

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have this day bargained and sold, and do hereby transfer and convey unto the said SUNCHASE KNOLLS APARTMENTS, LTD., a Texas limited partnership ("Grantee"), its successors and assigns, all that

certain real estate in Davidson County, Tennessee, as follows:

that certain tract and parcel of real property described more particularly on Exhibit "A" attached hereto and incorporated herein for all purposes; SUBJECT, HOWEVER, TO those certain matters (the "Permitted Exceptions") more particularly set forth on Exhibit "B" attached hereto and incorporated herein for all purposes.

I 7371 5

IDENTIF. REFERENCE

DEC 31 2 02 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

STATE OF ~~TEXAS~~ TEXAS
COUNTY OF DALLAS

The actual consideration or value whichever is greater, for this transfer is $ 1,533,282.00

Subscribed and sworn to before me, this the 30th day of December 19 84

Affiant R. W. Weyand

My commission expires: PAMELA BEDFORD My Commission Expires June 23, 1988

Notary Public

unimproved XX
This is improved ( ) property, known as see attached legal description
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 noted on Exhibit "B" attached hereto

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 30th day of December, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

SUNCHASE INVESTMENTS, INC.

By: Scott Moore
SCOTT MOORE, President

ATTEST:

Jimmy E. Smith
JIMMY E. SMITH, Secretary

12/31

STATE OF TEXAS) COUNTY OF DALLAS)

Before me, Pamela Bedford, a Notary Public of the State and County, aforesaid, personally appeared Scott Moore, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the SUNCHASE INVESTMENTS, INC., a Texas corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Dallas, Texas, this 30th day of December, 1984.

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This instrument was acknowledged this ~~29~~ 30th day of December, 1984, by SCOTT MOORE, President of SUNCHASE INVESTMENTS, INC., a Texas corporation, on behalf of such corporation.

Pamela Bedford
Notary Public in and for
The State of T E X A S

(SEAL) PAMELA BEDFORD
My Commission Expires
June 23, 1988

My Commission Expires:

(Printed Name of Notary)

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land located in the Second Civil District of Nashville, Davidson County, Tennessee, located on the South side of Old Hickory Boulevard approximately 1135 feet West of the centerline of Nolensville Road, shown as Tract II, according to a survey dated March 30, 1984, by Jackie L. Dillehay, Registered Land Surveyor, License no. 1417, described as follows:

Beginning at a point in the South R.O.W. margin of Old Hickory Boulevard, said point being located 1050.44 feet West along the South R.O.W. margin of Old Hickory Boulevard from the projected intersection of the aforementioned margin and the West R.O.W. margin of Nolensville Road, said point being the Northwest corner of Tract I and the Northeast corner of Tract II herein described;

Thence, leaving said R.O.W. and with a new line between Tract I and Tract II, S 17° 09' 37" W, 100.00 feet to a point;

Thence, S 8° 32' 00" W, 160.72 feet to a point at the beginning of a curve to the left;

Thence, with said curve having a radius of 200.00 feet, a curve distance of 166.35 feet, a chord bearing of S 15° 17' 43" E and a chord length of 161.60 feet, to a point within a 150 foot wide TVA easement as of record in Deed Book 2400, Page 596;

Thence, N 87° 33' 49" E, 216.12 feet to a point in the South property line of Brentwood East Commercial Park as of record in Book 5044, Page 531, Deed Book 5072, Page 296, and Deed Book 5072, page 298, R.O.D.C., said point also being in the North margin of said TVA easement;

Thence, leaving Tract I and with the property line of the aforementioned Commercial Park, and the North margin of said easement, S 69° 01' 15" E, 637.98 feet to a point, the Northwest corner of Tract IV;

Thence, leaving the said Brentwood East Commercial Park property and with a new line between Tract II and IV, S 4° 58' 00" E, 260.25 feet to a point, the Northeast corner of Tract III;

Thence, leaving Tract IV and with a new line between Tract III and II, S 76° 34' 06" W, 231.74 feet to a point;

Thence, S 13° 25' 54" E, 60.00 feet to a point;

Thence, S 23° 25' 54" E, 175.00 feet to a point in the North property line of American Fletcher National Bank Property as of record in Book 5319, Page 119, R.O.D.C., being a point on a curve to the right;

Thence, leaving Tract III with American Fletcher's property line, with said curve having a radius of 619.22 feet, a curve length of 319.83 feet, a chord bearing of S 81° 21' 47" W and a chord length of 316.29 feet to a point;

Thence, N 83° 49' 41" W, 608.10 feet to a point;

Thence, N 6° 10' 00" E, 25.00 feet to a point, the beginning of a curve to the right;

Thence, with said curve having a radius of 1524.78 feet, a curve length of 239.51 feet, a chord bearing of N 10° 39' 57" E, and a chord length of 239.29 feet to a point;

Thence, N 74° 49' 59" W, 354.54 feet to a point;

Thence, N 8° 28' 18" E, crossing said TVA easement, 860.96 feet to a point in the South R.O.W. margin of Old Hickory Blvd.;

Thence, leaving said American Fletcher National Bank Property, with said margin, S 81° 28' 00" E, 395.00 feet to a point, the beginning of a curve to the left;

Thence, with said curve, having a radius of 2874.53 feet, a curve distance of 13.63 feet, a chord bearing of S 81° 36" 09' E, and a chord length of 13.63 feet to the point of beginning;

Containing 22.67 acres, more or less;

Being the same property conveyed to Sunchase Knolls Apartments, Ltd., a Texas limited partnership by Sunchase Investments, Ltd., a Texas limited partnership, by Warranty Deed of record in Book 6463, Page 449, Register's Office of Davidson County, Tennessee.

Together with all improvements thereon and all rights and appurtenances pertaining thereto, including without limitation, any and all right, title and interest of Grantor in and to all roads, alleys, easements, streets and rights-of-way adjacent thereto, and rights of ingress and egress thereto, including, without limitation, the rights of Grantor pursuant to that certain Declaration of Easements recorded in Deed Book 6265, Page 146, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Declaration of Easements made by Sunchase Investments, Ltd. and W. B. Granstaff, recorded in Deed Book 6265, Page 146, Register's Office for Davidson County, Tennessee.

2. Easement for transmission line and/or lines conveyed to the United States of America by Ernest K. Hardison, Jr., and wife, recorded in Deed Book 2400, Page 596, Register's Office for Davidson County, Tennessee.

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
		1,533,282.00 Conv.		
			3986.58 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 4002.08-	
9834	12/31/84	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 7 1 5.

IDENTIF. REFERENCE

DEC 31 2 02 PM '84

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 97555