FROM: CREEKSTONE APARTMENTS, LTD. BOOK 6601 PAGE 707

TO: CREEKSTONE APARTMENTS ASSOCIATES

Address of New Owner as follows:
Creekstone Apartments Associates
7745 Carondelet
St. Louis, Missouri 63105

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

Send Tax Bills to:

Same

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 9 10 34 AM '85
IDENTIF. REFERENCE

J1.9 2 4.1 1

STATE OF ~~TENNESSEE~~ Missouri §
COUNTY OF ~~DAVIDSON~~ Jackson §

The actual consideration or value, whichever is greater, for this transfer is $2,557,920.00

CREEKSTONE APARTMENTS ASSOCIATES
BY: MICHELSON ASSET MANAGEMENT, INC.,
GENERAL PARTNER
BY: Joseph C Wright
Affiant VICE PRESIDENT

Subscribed and sworn to before me, this the 5TH day of July 1985.

Diana B. Burke
Notary Public

My Commission Expires: DIANA B. BURKE
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires November 16, 1986

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Creekstone Apartments, Ltd., a Texas limited partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Creekstone Apartments Associates, a Missouri 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 claiming by, through or under Grantor. 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 5th day of July 1985.

CREEKSTONE APARTMENTS, LTD, a
Texas Limited Partnership

By: Beucler Companies, Inc.
Its General Partner

By: _____
President

THE STATE OF Missouri
S
COUNTY OF Jackson S

Before me, Diana B. Burke, a Notary Public in and for the County and State aforesaid, personally appeared Mike Beucler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Beucler Companies, Inc., the General Partner of Creekstone Apartments, Ltd., and that he as President of such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as President of such General Partner.

Witness my hand and seal, at office in Kansas City, Missouri this the 5th day of July 1985.

Diana B. Burke
Notary Public

My Commission Expires: _____

DIANA B. BURKE
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires November 16, 1986

PAM/58/2828

EXHIBIT "A"

Legal Description of Land

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Stewart's Ferry Pike, and being the same property conveyed to 2067 limited as of record in Book 4913, page 800, and being more particularly described as follows:

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 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 EXCEPTIONS

1. Real estate taxes for 1985, and thereafter.

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 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.

6. That certain Tri Party Agreement of even date herewith between Grantor and Grantee herein and Home Savings Association of Kansas City, Kansas.

7. That certain Deed of Trust and Security Agreement dated Sept. 14, 1984 from Creekstone Apartments, Ltd. to Sam D. Hodges III, Trustee for the benefit of Home Savings Association of Kansas City, Kansas securing that certain $9,700,000 promissory note and recorded in Book 6386, Page 843, Register of Deeds of Davidson County, Tennessee.

8. Liens for retainage for Subcontractors.

PAM:38a

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6601 PAGE 712

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | 2,557,920.00 CONV. | | |
| | | | 6650.54 CSTAX | |
| | | | .50 PRFEE | |
| | | | 15.00 WDE"D | |
| | | | CHECK | 6666.04- |
| 5812A07/09/85 | | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1: 9 2 4: 1

IDENTIF. REFERENCE

JUL 9 10 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152064