WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into as of the 1st day of September, 1980, by and between EDGEHILL II LTD., a Tennessee Limited Partnership, Grantor herein, and REAL PROPERTY SERVICES CORPORATION, a Limited Partnership, whose mailing address is 6634 Val Jean Avenue, Van Nuys, California 91406, Grantee herein, BOOK 6820 PAGE 589

W I T N E S S E T H:

THAT, FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid to grantor by Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has sold, transferred and conveyed and does hereby transfer and convey to Grantee in fee simple the real estate located in Davidson County, Tennessee, and more particularly described as follows:

See Exhibit "A" hereto which is incorporated herein by reference as fully as if set out herein verbatim.

TO HAVE AND TO HOLD said property, together with all appurtenances thereunto belonging, unto the grantee, its successors and assigns, forever, with covenant of general warranty of title.

IN WITNESS WHEREOF, we have hereunto subscribed our names this day and year first above written.

EDGEHILL APARTMENTS II, LTD.

L. H. Hardaway, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, L. H. Hardaway, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of Edgehill Apartments II, Ltd., the within named bargainor, a limited partnership, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal at Nashville, Tennessee this 20th day of March, 1986.

Dorothy Blevins
Notary Public

My Commission Expires: May 12, 1988

PREPARED BY:
James A. Williams
615 Main Street
Nashville, TN 37206

FILED & RECORDED
DAVIDSON COUNTY, TN
Mar 31 1:45 PM '86

IDENTIFICATION REFERENCE
86531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 4,698,000 -

Affiant

Subscribed and sworn to before me, this the 20th day of March, 1986.

Dorothy Blevins
Notary Public

My Commission Expires May 12, 1988

Six tracts of land in the City of Nashville, First Civil District of Davidson County, Tennessee, being Lots Nos. 1,2, 3,4, 5 and 6 of Edgehill Village, Section Two, Plat Book 4175, page 66, R.O.D.C. Tennessee, and also being Disposition Parcel Nos. 99A-GR, 115A-GR, 115B-GR, 137-GR, 136-GR, and 98A-GR, the Nashville Housing Authority, Edgehill Urban Renewal Area, Project Tenn. R-69 and being more particularly described as follows according to a survey made by Barge, Waggoner and Sumner, Engineers, November 4, 1968, as revised July 8, 1969, as follows:

Tract No. 1, being Lot No. 1 in Edgehill Village, Section Two, Subdivision; Beginning at the northwest corner of said Lot No. 1, said point of beginning being on the southern margin of Edgehill Avenue; thence, in an easterly and northerly direction, 121.29 feet, along the southern margin of Edgehill Avenue, with a curve to the right having a radius of 542.96 feet and a central angle of 12° 47' 59" to an iron pin; thence in an easterly and southerly direction 43.02 feet with a curve to the right having a radius of 25.0 feet and a central angle of 98° 35' 46" to an iron pin in the western margin of Hillside Avenue; thence South 12° 51' west, 145.88 feet to an iron pin in the western margin of Hillside, thence, in a southerly and westerly direction, 187.95 feet, with a curve to the right having a radius of 575.0 feet, and a central angle of 18° 43' 40" to an iron pin; thence in a southerly and westerly direction 41.54 feet, with a curve to the right having a radius of 25.0 feet and a central angle of 95° 12' 20" to an iron pin on the northern margin of Vernon Avenue; thence North 53° 13' West 3.51 feet, along the northern margin of Vernon to an iron pin; thence in a northerly and westerly direction, 69.20 feet, with a curve to the left having a radius of 125.0 feet and a central angle of 31° 43' to an iron pin; thence North 84° 56' west, 8.98 feet, along the northern margin of Vernon Avenue; thence North 12° 36' east, 328.79 feet, to an iron pin in the southern margin of Edgehill Avenue being the point of beginning containing 48,865.4 square feet or 1.12 acres, more or less.

Tract No. 2, being Lot No. 2 in Edgehill Village, Section Two, Subdivision; Beginning at a point being the intersection of the northern margin of Reservoir Court with the eastern margin of a pedestrian walk, formerly 10th Avenue South; thence North 9° 53' east 361.27 feet to an iron pin; thence South 84° 56' east 293.74 feet to an iron pin; thence South 5° 04' west 50 feet along the western margin of Vernon Avenue to an iron pin, thence South 84° 56' east 101.67 feet along the southern margin of Vernon Avenue to an iron pin; thence South 9° 55' west 157.53 feet along the western margin of Lot No. 24 in the J.A. McCampbell Addition to an iron pin; thence, South 84° 56' east 50.0 feet to an iron pin; thence North 9° 55' east 157.53 feet along the eastern margin of Lot No. 24 in J.A. McCampbell Addition to an iron pin in the southern margin of Vernon Avenue; thence South 84° 56' east 48.86 feet to an iron pin; thence, in an easterly and southerly direction, 41.52 feet, with a curve to the right having a radius of 75.0 feet and a central angle of 31° 43' to an iron pin; thence South 53° 13' east 3.51 feet to an iron pin; thence, in a southerly and westerly direction, 41.76 feet, with a curve to the right having a radius of 25.14 feet and a central angle of 95° 11' to an iron pin in the western margin of Hillside Avenue; thence, in a southerly and westerly direction, 127.96 feet, with a curve to the right having a radius of 575.0 feet and a central angle of 12° 45' to an iron pin; thence South 54° 43' west 46.69 feet to an iron pin; thence, in a westerly and southerly direction, 230.43 feet, with a curve to the left having a radius of 625.0 feet and a central angle of 21° 07' 25" to an iron pin in the western margin of Hillside Avenue; thence in a southerly and westerly direction, 37.34 feet, with a curve to the right having a radius of 25.0 feet and a central angle of 85° 35' 18" to an iron pin in the northern margin of Reservoir Court; thence North 60° 49' 07" west, 51.72 feet to an iron pin; thence, in a westerly and southerly direction, 47.77 feet, with a curve to the left having a radius of 275.0 feet and a central angle of 9° 57' 06" to an iron pin; thence North 70° 46' 13" west 67.23 feet to an iron pin; thence in

a westerly and northerly direction, 29.26 feet, with a curve to the right having a radius of 50.0 feet and a central angle of 33° 33' 26" to an iron pin; thence, in a northerly and westerly direction 85.83 feet, with a curve to the left having a radius of 40 feet and a central angle of 122° 56' 10" to an iron pin; thence, North 84° 35' west 23.48 feet to an iron pin in the eastern margin of a pedestrian walk, being the point of beginning; containing 151,309.5 square feet or 3.47 acres.

Tract No. 3, being Lot No. 3 in Edgehill Village, Section Two, Subdivision; Beginning at the southwest corner of said Lot No. 3; thence, North 9° 53' east 385.71 feet along the eastern margin of a pedestrian walk, formerly 10th Avenue, South to an iron pin; thence South 84° 35' east, 50.0 feet to an iron pin; thence, North 9° 53' east, 157.52 feet with the eastern margin of Lot No. 88 in the J.A. McCampbell Addition to an iron pin in the southern margin of Reservoir Court; thence South 84° 35' east 16.16 feet to an iron pin; thence, in an easterly and northerly direction, 13.78 feet, with a curve to the left having a radius of 40.0 feet and a central angle of 19° 44' 39" to an iron pin; thence, in a northerly and easterly direction, 29.28 feet, with a curve to the right having a radius of 50.0 feet and a central angle of 33° 33' 26" to an iron pin; thence South 70° 46' 13" east, 67.23 feet to an iron pin; thence, in an easterly and southerly direction, 39.08 feet, with a curve to the right having a radius of 225.0 feet and a central angle of 9° 57' 06" to an iron pin; thence South 60° 49' 07" east, 51.72 feet to an iron pin; thence, in an easterly and southerly direction, 37.34 feet, with a curve to the right having a radius of 25.0 feet and a central angle of 85° 35' 18" to an iron pin in the western margin of Hillside Avenue; thence in a southerly and westerly direction, 67.66 feet, with a curve to the left having a radius of 625.0 feet and a central angle of 6° 12' 11" to an iron pin; thence South 18° 34' west, 200.05 feet to an iron pin in the western margin of Hillside Avenue; thence, in a southerly and westerly direction, 216.38 feet, with a curve to the left having a radius of 3,525.0 feet and a central angle of 3° 31' to an iron pin; thence North 82° 38' west, 206.78 feet to an iron pin in the eastern margin of a pedestrian walk, being the point of beginning, containing 122,401.3 square feet or 2.81 acres more or less.

Tract No. 4, being Lot No. 4 in Edgehill Village, Section Two, Subdivision; Beginning at a point being the intersection of the northern margin of Alley No. 658 1/4 with the eastern margin of a pedestrian walk, formerly 10th Avenue, South and being the southwest corner of Lot No. 4; thence, North 9° 55' east 434.72 feet along the western margin of a pedestrian walk to an iron pin; thence South 82° 38' east, 201.78 feet to an iron pin in the western margin of Hillside Avenue; thence, in a southerly and westerly direction 238.22 feet, with a curve to the left having a radius of 3,525.0 feet and a central angle of 3° 52' 19" to an iron pin; thence, South 9° 54' west, 182.71 feet to an iron pin; thence, in a southerly and westerly direction, 22.90 feet, with a curve to the right having a radius of 15.0 feet and a central angle of 87° 28' to an iron pin; thence, North 82° 38' west, 179.41 feet with the northern margin of Alley No. 658 1/ to an iron pin, being the point of beginning; containing 84,677.8 square feet or 1.94 acres, more or less.

Tract No. 5, being Lot No. 5 in Edgehill Village, Section Two, Subdivision; Beginning at the southwest corner of said Lot No. 5; thence, in a northerly and easterly direction along the eastern margin of Hillside Avenue, 207.00 feet, with a curve to the right having a radius of 3,475.0 feet and a central angle of 3° 24' 45" to an iron pin; thence, North 18° 34' east 8.79 feet to an iron pin; thence, South 84° 35' east 215.09 feet to an iron pin; thence, South 9° 45' west 220.23 feet to an iron pin; thence North 82° 38' west 241.68 feet to an iron pin in the eastern margin of Hillside Avenue, and being the point of beginning, containing 49,600 square feet or 1.14 acres, more or less.

Tract No. 6, being Lot No. 6 in the Edgehill Village, Section Two, Subdivision; Beginning at a point being the southwest corner of Lot No. 6; thence, North 18° 34' east 55.98 feet to an iron pin along the eastern margin of Hillside Avenue; thence in a northerly and easterly direction, 362.79 feet, with a curve to the right having a radius of 575.0 feet and a central angle of 36° 09' to an iron pin; thence, North 54° 43' east, 46.69 feet to an iron pin; thence, in a easterly and northerly direction, 25.53 feet, with a curve to the left having a radius of 625.0 feet and a central angle of 2° 20' 26" to an iron pin; thence South 9° 54' west, 408.39 feet to an iron pin; thence North 84° 35' west, 220.15 feet to an iron pin in the eastern margin of Hillside Avenue, being the point of beginning, containing 59,778.6 square feet or 1.37 acres, more or less.

Certified a True and Correct Copy.

TENNESSEE TITLE COMPANY

By T. S. Wiemer
asst Sec.

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

RECEIVED OF _____

FOR _____

BOOK 6820 PAGE 593

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. 4.698.000.00

12214.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 12207.30-
9530A04/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86531

IDENTIFICATION REFERENCE

APR 3 1 45 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 233700