WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into as of the 1st day of September, 1980, by and between EDGEHILL I 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,

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 I, 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 I, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILED APR 3 1 47 PM '86
DAVIDSON COUNTY

IDENTIFICATION REFERENCE
88533

The actual consideration or value whichever is greater, for this transfer is 3,132,000-

L. H. Hardaway
Affiant

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

Dorothy Blevins
Notary Public

My Commission Expires May 12, 1988

EXHIBIT "A"

A tract of land in the City of Nashville, First Civil District of Davidson County, Tennessee, being part of Lots 9, 7, 8, 25, all of Lots 10 through 24 of Mrs. Elizabeth Fall's Plan, Plat Book 161, page 57, Register's Office of Davidson County, Tennessee, and part of Lots 7 through 21, of J. A. McCambell's Addition, Plat Book 21, page 104, of said Register's Office, and being parts of certain streets and alleys as closed by Ordinance No. 68-512 of the Ordinances of Metropolitan Government of Nashville, and Davidson County, Tennessee, and being Disposition Survey, Parcel No. 98, 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, dated March 5, 1968, as revised Mar. 6, 1968, and May 4, 1968.

BEGINNING at the point of intersection of the southern margin of Chestnut (proposed Edgehill Avenue) with the eastern margin of proposed Hillside Avenue (old 9th Avenue South); thence, South 82° 09' East 22.91 feet to an iron pin in the southern margin of Edgehill Avenue, being the point of beginning; thence South 82° 09' East 436.88 feet to an iron pin; thence in an easterly and southerly direction 31.50 feet with a curve to the right having a radius of 20.0 feet, and a central angle of 90° 15' to an iron pin; thence South 8° 06' West 130.14 feet, along the western margin of Alley 655 to an iron pin; thence South 6° 14' East 166.12 feet, continuing along the western margin of Alley 655 to an iron pin; thence in a southerly and easterly direction 55.45 feet, with a curve to the left having a radius of 40 feet, and a central angle of 79° 26' to an iron pin; thence South 85° 40' East 1.27 feet to an iron pin; thence in an easterly and southerly direction 31.61 feet with a curve to the right having a radius of 20 feet, and a central angle of 90° 34' to an iron pin; thence South 4° 54' West 111.87 feet along the western margin of Alley 655 to an iron pin; thence in a southerly and westerly direction 31.22 feet with a curve to the right having a radius of 20 feet, and a central angle of 89° 26' to an iron pin; thence North 85° 40' West 663.12 feet along the northern margin of Alley 653, to an iron pin; thence in a westerly and northerly direction 36.65 feet with a curve to the right having a radius of 50 feet and a central angle of 42° 00' to an iron pin; thence North 43° 40' West 2.97 feet to an iron pin; thence in a westerly and northerly direction 30.49 feet with a curve to the right having a radius of 20 feet, and a central angle of 87° 20' to an iron pin, in the eastern margin of Hillside Avenue; thence in a northerly and easterly direction 336.19 feet with a curve to the left having a radius of 625 feet, and a central angle of 30° 49' 11" to an iron pin; thence North 12° 51' East 160.56 feet along the eastern margin of Hillside Avenue, to an iron pin; thence in a northerly and easterly direction 37.09 feet with a curve to the right having a radius of 25 feet, and a central angle of 85° 00' to an iron pin being the point of beginning, and containing 291,470.2 square feet or 6.69 acres, more or less.

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

RECEIVED OF _____

FOR _____ BOOK 6820 PAGE 601

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. 2.132.0000

8143.20 CSTAX
.50 PRFEE
6.00 WDETD
CHECK 8143.70-
9532A04/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88533

IDENTIF. REFERENCE

APR 3 | 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233702