Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Chapel Road Apartment Associates c/o Embrey Investments, Inc. 750 Mulberry, Suite 500 San Antonio, TX 78212	Same	Part of Map 97 Parcels 7, 7.1 and 113

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

File #

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Jerry D. Nelson and wife, Eloise K. Nelson (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Chapel Road Apartment Associates, a Texas general partnership, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Lack of direct access to Interstate 40 from the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $624,000.

Jerry D. Nelson
Affiant

Subscribed and sworn to before me this 7th day of April, 1986.

Notary Public
My Commission Expires: 10-19-88

IDENTIFICATION REFERENCE

APR 10 12 47 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

90384

This is improved property, known as east side of Dodson Chapel Road, north of I-40.

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, Grantee's successors and assigns, forever.

And Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of April, 1986.

Jerry D. Nelson

Eloise K. Nelson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, a Notary Public in and for said County and State, the within named Jerry D. Nelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 1986.

Notary Public

My Commission Expires: 10-19-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, a Notary Public in and for said County and State, the within named Eloise K. Nelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 1986.

Notary Public

My Commission Expires: 10-19-86

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Dodson Chapel Road, being Phase II, Chapel Road Apartments as shown on the plan of record in Book _____, Page ____, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Dodson Chapel Road, said point being northerly 1,247.33 feet, as measured along said margin, from a concrete monument at the intersection of the northerly margin of Interstate 40 and the easterly margin of said Dodson Chapel Road;

THENCE, with said easterly margin of Dodson Chapel Road, N 00° 51' 22" E, 437.00 feet to a point in the southerly margin of a lane known as Brooks Lane;

THENCE, with said southerly margin, S 83° 11' 41" E, 353.66 feet to an iron pin;

THENCE, continuing with said southerly margin, S 83° 49' 32" E, 850.74 feet to a fence corner post;

THENCE, leaving said southerly margin with the westerly line of the property conveyed to John Brooks by deed of record in Book 4804, Page 692, R.O.D.C., S 03° 54' 19" W, 178.61 feet to an iron pin;

THENCE, with the westerly line of the property conveyed to Occidental Development, Ltd., by deed of record in Book 5353, Page 613, R.O.D.C., S 05° 35' 18" W, 543.49 feet to a concrete monument in the northerly margin of Interstate 40;

THENCE, with said northerly margin, with a curve to the left, 134.23 feet to an iron pin, said curve having a central angle of 01° 18' 29", a radius of 5, 879.58 feet, a tangent of 67.12 feet and a chord of S 53° 37' 31" W, 134.23 feet;

THENCE, continuing with said northerly margin, S 52° 58' 15" W, 45.00 feet to a point;

THENCE, leaving said northerly margin with the northerly line of Phase I, Chapel Road Apartments, the following calls:

N 37° 01' 45" W, 410.00 feet to a point;

N 61° 49' 32" W, 305.90 feet to a point;

N 77° 23' 38" W, 213.00 feet to a point;

N 89° 08' 38" W, 257.00 feet to the point of beginning.

Containing 643,326 square feet or 14.77 acres, more or less.

The above described parcel is subject to a 20-foot wide drainage easement and a 20 foot wide sanitary sewer easement across the easterly portion of the property as shown on the plan of Chapel Road Apartments as of record in Book _____, Page _____ R.O.D.C.

The above described parcel includes 5,672 square feet or 0.13 acres, more or less, to be dedicated as right-of-way for Dobson Chapel Road.

EXHIBIT A

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

RECEIVED OF _____

FOR _____

BOOK 6826 PAGE 132

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
			684000.00- CAMT.	
			1688.40 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1684.90-	
			177A04/10/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90384

IDENTIFICATION REFERENCE

APR 10 12 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235900