Send tax bills to address of new owners below.

COUNTY DAVIDSON

TRACTS Map 91-8, Parcels 147-148 Map 92-5, Par. 23-28, 43, 44 & 53

6693 04/21 0101 03CHECK 15.00

WARRANTY DEED

BOOK 7522 PAGE 592

KNOW ALL MEN BY THESE PRESENTS; that

WESTSIDE APARTMENTS, LTD., a Tennessee limited partnership, has bargained and sold, and by these presents does hereby transfer and convey unto THE BOARD OF REGENTS OF AND FOR THE STATE UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF TENNESSEE (hereinafter referred to as THE BOARD OF REGENTS), its successors and assigns, the following tracts or parcels of land in Davidson County, State of Tennessee, and which is more particularly described as follows:

TRACT I: BEGINNING with a point in the westerly R.O.W. margin of 39th Ave. No. and the center-line of Clare Street extended; thence with said margin N 19° 43' E 190.80 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 1455.00 feet and a length of 233.62 feet to a point; thence N 10° 31' W 77.73 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 29.27 feet to a point; thence S 85° 37' W 160.29 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 36.77 feet to a point; thence S 19° 44' E 546.01 feet to a point; thence N 70° 17' E 163.99 feet to the point of beginning containing 93,719 square feet or 2.15 acres, more or less.

TRACT II: BEGINNING with a point in the northerly right of way margin of Clare Street at the radius return of 39th Avenue, North; thence with said margin N 70° 17' E 259.90 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 31.42 feet to a point; thence N 19° 43' W 4.53 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 1455.0 feet and a length of 233.63 feet to a point; thence N 10° 31' W 117.93 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 29.27 feet to a point; thence S 85° 37' W 279.02 feet to a point, the beginning of a curve to the left having a radius of 20.0 feet and a length of 33.56 feet to a point; thence S 10° 31' E 68.07 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 1405.0 feet and a length of 225.60 feet to a point; thence S 19° 43' E 141.80 feet to a point; the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 31.42 feet to the point of beginning, containing 134,609 square feet or 3.09 acres, more or less.

THIS INSTRUMENT PREPARED BY:
WILLIAM W. WEEMS, ATTORNEY
P. O. BOX 676
HENDERSONVILLE, TN. 37077-0676

ADDRESS NEW OWNERS AS FOLLOWS:
STATE OF TENNESSEE
505 DEADERICK ST., SUITE 1700
NASHVILLE, TN. 37219-5181

TRACT III: BEGINNING with a point in the northerly right of way margin of Clare Street and the radius return of 38th Avenue, North; thence with said margin N 70° 17' E 195.42 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 315.18 feet and a length of 385.37 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 31.42 feet to a point; thence N 89° 46' W 119.8 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 610.0 feet and a length of 39.04 feet to a point; thence S 86° 34' W 301.51 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 33.89 feet to a point; thence S 10° 31' E 107.61 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 1405.0 feet and a length of 225.60 feet to a point; thence S 19° 43' E 4.53 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 31.42 feet to the point of beginning, containing 137,958 square feet or 3.17 acres, more or less.

TRACT IV: BEGINNING with a point in the easterly right of way margin of 38th Avenue, North and the radius return of Clare Street being in the southeast quadrant of the intersection; thence with said margin S 19° 43' E 369.89 feet to a point; thence N 70° 17' E 139.95 feet to a point; thence S 14° 04' E 105.78 feet to a point; thence S 16° 13' E 123.68 feet to a point; thence S 26° 17' E 28.04 feet to a point; thence N 69° 16' E 123.2 feet to a point, the beginning of a curve to the right on the westerly margin of 37th Avenue, North; thence with said curve having a radius of 575.0 feet and a length of 123.94 feet to a point; thence N 8° 47' W 379.52 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 220.0 feet and a length of 112.96 feet to a point; thence N 38° 12' W 31.80 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 29.07 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 365.18 feet and a length of 75.0 feet to a point; thence S 70° 17' W 195.42 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 31.42 feet to the point of beginning, containing 156,674 square feet or 3.60 acres, more or less.

TRACT V: BEGINNING with a point in the easterly right of way of Clare Street at the radius return of Albion Street being the southeastern quadrant; thence with a curve to the right having a radius of 365.18 feet and a length of 286.01 feet to a

point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 29.07 feet to a point; thence S 38° 12' E 31.80 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 270.0 feet and a length of 138.63 feet to a point; thence S 8° 47' E 379.52 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 525.0 feet and a length of 159.60 feet to a point; thence N 61° 31' E 144.98 feet to a point; thence N 19° 03' W 204.96 feet to a point; thence N 6° 33' W 180.13 feet to a point; thence N 3° 14' E 345.97 feet to a point; thence N 25° 15' W 78.99 feet to a point; thence N 0° 43' E 122.23 feet to a point in the southerly right of way margin of Albion Street; thence with said margin and curve to the right having a radius of 545.0 feet and a length of 9.04 feet to a point; thence N 89° 46' W 69.13 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 20.0 feet and a length of 31.42 feet to the point of beginning, containing 141,305 square feet or 3.24 acres, more or less.

BEING the same property conveyed to Westside Apartments, Ltd., a Tennessee limited partnership by Special Warranty Deed from College Hill Apartments, Inc. Et Al, of record in Deed Book 7404, Page 812, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of TWO MILLION NINE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100 ($2,988,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tracts or parcels of land to the THE BOARD OF REGENTS, its successors and assigns forever.

AND WESTSIDE APARTMENTS, LTD. does covenant with the THE BOARD OF REGENTS that it is lawfully possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for matters shown in EXHIBIT "A" hereto.

And WESTSIDE APARTMENTS, LTD. does further covenant and bind itself, its representatives, its successors and assigns, to warrant and forever defend the title to the said tracts or parcels of land to the THE BOARD OF REGENTS, its successors and assigns, against the lawful claims of all persons whomsoever, except for those matters shown in EXHIBIT "A" hereto.

IN WITNESS WHEREOF, WESTSIDE APARTMENTS, LTD. has caused this instrument to be signed by its Managing General Partner this the 20 day of April, 1988.

WESTSIDE APARTMENTS, LTD.

By: Walter F. Trent
Managing General Partner as defined under Article XI of the certificate and limited partnership agreement of record in Book 7404, Page 805, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, personally appeared WALTER F. TRENT, 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 and who further acknowledged that he is Managing General Partner of WESTSIDE APARTMENTS, LTD., a Tennessee Limited partnership, the bargainor herein, and is authorized by the bargainor to execute this instrument on behalf of the bargainor.

Witness my hand and official seal at Knoxville, Tennessee, this 20TH day of APRIL, 1988.

MAY 8, 1991
My commission expires:

Notary Public

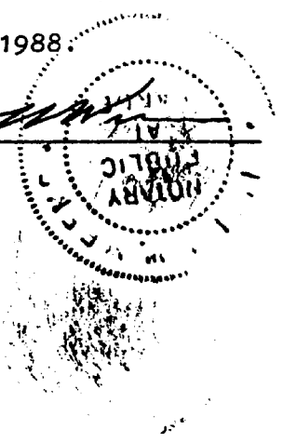


EXHIBIT "A"
TO WARRANTY DEED FROM
WESTSIDE APARTMENTS, LTD. TO THE BOARD OF REGENTS

Taxes for the year 1988 which are not yet due and payable and have been prorated.

Survey by George Anton, Surveyor, dated September 21, 1987 and updated November 3, 1987 disclosses the following:

a) 20' utilities easement (including sewer) on Tract V commencing on the southern side of Clare Street and continuing through the property and along the eastern portion of the property.

b) 20' utilities easement (including sewer) through the middle portion of Tract IV.

c) 20' utilities easement (including sewer) through the middle portion of Tract III going in an east to west direction and intersecting with an easement in a south - north direction.

d) 20' utilities easement (including sewer) through the middle portion of Tract II going in an east to west direction and intersecting with an easement in a north - south direction.

e) Fence encroachment on the southeastern portion of Tract V; subject to the rights and claims of others in the property lying within the fenced area.

f) 5' access walk easement on the southeastern side of Tract V.

g) Sidewalks extending onto right-of-ways throughout the property.

RELEASED
APR 21 9 40 AM '88
FELIX Z WILSON REGISTER
DAVIDSON COUNTY, N.
IDENTIFICATION REFERENCE
23286