Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Embrey Investments, Inc. 750 E. Mulberry San Antonio, TX 78212	97-113	Same

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Chapel Road Apartment Associates, a Texas general partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Chapel Road Apartment Associates, Ltd., a Texas limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly 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. Easements of record in Book 7109, pages 845 and 847, R.O.D.C. and Book 7697, Page 395, R.O.D.C.

3. Storm Water Detention Agreement of record in Book 6879, page 945, and Book 7675, Page 130, R.O.D.C.

4. All matters shown on plat of record in Book 6250, page 981.

This is unimproved property, known as Phase II, Oakwell Farms, east side Dodson Chapel Road.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $787,200.00.

Affiant RANDALL H. MASON
Vice-President

Subscribed and sworn to before me this 18th day of November, 1988.

ROZONA KELEMEN
Notary Public, State of Texas
My Commission Expires 6-8-90

Notary Public
My Commission Expires:_____

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this ~~14th~~ 16th day of November, 1988.

CHAPEL ROAD ASSOCIATES,
a Texas general partnership

By: Embrey Investments, Inc.,
Managing General Partner

By: _____
Randall H. Mason,
Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rozona Kelemen, Notary Public, Randall H. Mason, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of Embrey Investments, Inc., a corporation, and that said corporation is Managing General Partner of CHAPEL ROAD ASSOCIATES, a Texas general partnership, and is authorized by said corporation, said corporation being authorized by CHAPEL ROAD ASSOCIATES, to execute this instrument on behalf of CHAPEL ROAD ASSOCIATES.

WITNESS my hand, at office, this 16th day of November, 1988.

ROZONA KELEMEN
Notary Public, State of Texas
My Commission Expires 6-3-90

Rozona Kelemen
Notary Public

My Commission Expires: _____

IDENTIFICATION REFERENCE

FILED & RECORDED
PAUL Z. WILSON, JR. REG'S
DAVIDSON COUNTY, TN
Nov 21 2 57 PM '88

8.7.2 7 1.

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being a portion of Lot No. 1 being the property designated as Phase II, on the Plan of Chapel Road Apartments, as shown on plat of record in Plat Book 6250, Page 981 in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

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 6250, Page 981, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING: at a point in the easterly margin of Dodson Chapel Road, as widened, said point being northerly 1,234.24 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, 435.65 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, 340.59 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 Jerry D. Nelson by deed of record in Book 6831, Page 195, 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;

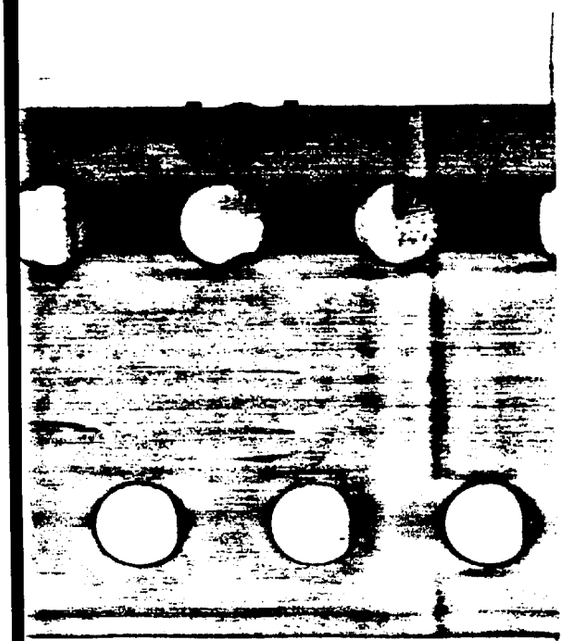
THENCE: continuing with said margin S 52° 58' 15" W, 45.00 feet to a point;

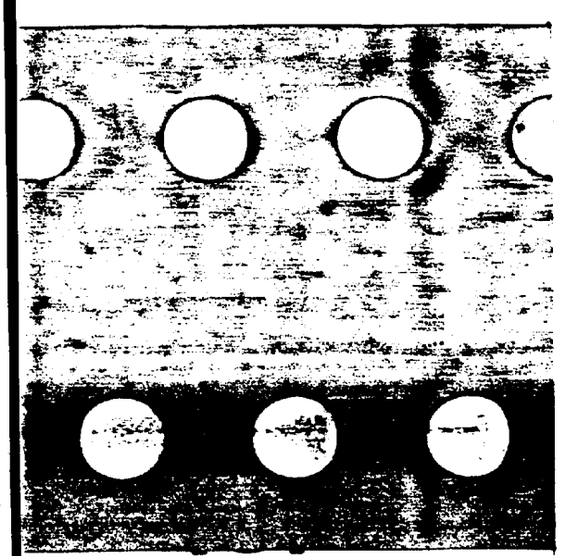
THENCE: leaving said northerly margin with the northerly line of Phase I, Chapel Road Apartments, the following calls:

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 637,654 square feet or 14.64 acres, more or less.

9816 11/21 0101 03CHECK 2610.26





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

RECEIVED OF _____

FOR _____

BOOK 7708 PAGE 917

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
				CAMT 787200.00
				CON TX 2597.76
				PRFEE 0.50
				WDEED 12.00
				TOTAL 2610.26
				CHECK 2610.26
11/21/88	01			15:00 0001 9816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.27

IDENTIFICATION OF

Nov 21 2 57 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 156352