FILED 25 BOOK : PAGE

This Instrument Prepared By:
W. Lee Corbett & Associates
2114 Parkway Towers
Nashville, TN 37219

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Grand Avenue Apartments Limited Partnership, a Texas Limited Partnership 750 Old Hickory Blvd., Suite 275 Brentwood, Davidson County, Tennessee	Same	Map 104-4, Parcel 13

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, LaGrande Quarters Associates, a Tennessee general partnership composed of John Coleman Hayes, Jr. and W. Barry Goodman (signing individually and as partners) ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Grand Avenue Apartments Limited Partnership, a Texas limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit "A" and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. The Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth herein.

The Grantor further covenants 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 whomsoever.

WITNESS my hand this 28 day of December, 1988.

LAGRANDE QUARTERS ASSOCIATES

By: John Coleman Hayes, Jr.

By: W. Barry Goodman

00094

IDENTIFICATION REFERENCE

Jan 9 3 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4602 01/09 0101 03CHECK 3183.10

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public, John Coleman Hayes, Jr., 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 a partner of the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28 day of December, 1988.

Patti R. Clark
Notary Public

My Commission Expires: Notary Public, DeKalb County, Ga.
My Commission Expire. Aug. 6, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, W. Barry Goodman, 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 a partner of the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21 day of December, 1988.

Ann Crosby
Notary Public

My Commission Expires: 11-10-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 961,750.00.

Grand Avenue Apartment Limited Partnership
By: CT Grand Avenue Limited Partnership, General Partner
By: TC Residential Nashville, Inc., General Partner

J. Daryl Rigsby
Affiant Vice President

Sworn to and subscribed before me this 28th day of December, 1988.

Patti R. Clark
Notary Public

My Commission Expires: Notary Public, DeKalb County, Ga.
My Commission Expires Aug. 6, 1990

LEGAL DESCRIPTION BOOK 7747 PAGE 666

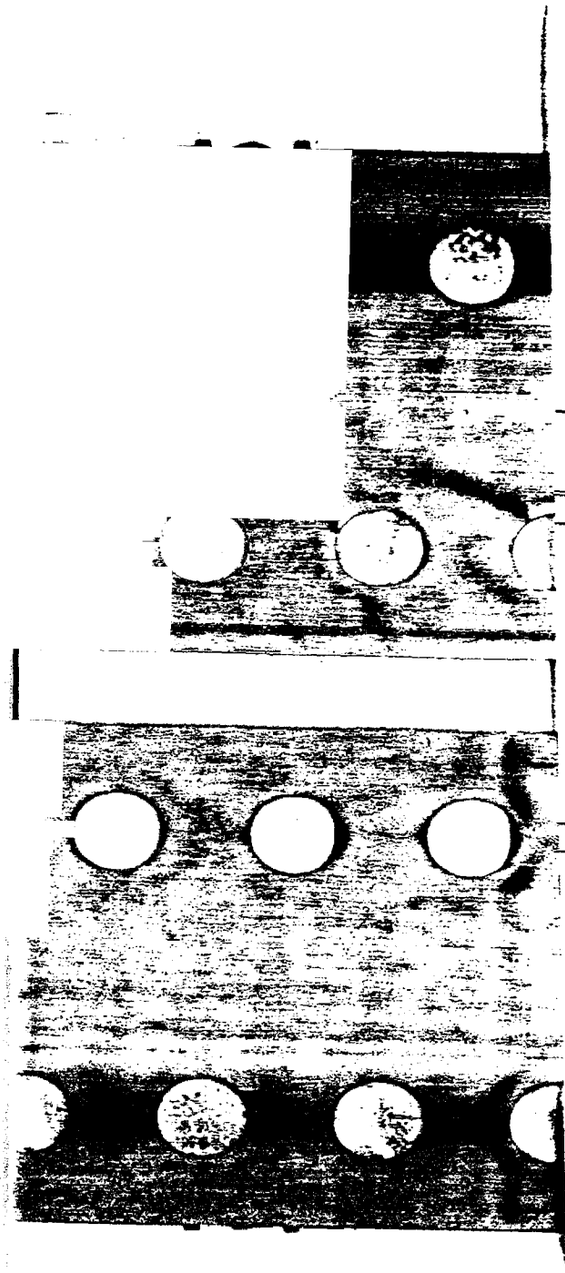
Land in Davidson County, Tennessee, being Lots Nos. 197, 198, 199 and 200 on the Plan of O.B. Hayes Second Addition as of record in Plan Book 1, page 81, Chancery Court at Nashville, as more particularly described according to the survey of Michael V. Holmes & Associates, Inc., Job No. 88-195, dated December 5, 1988, as follows:

Beginning at an iron pin located at the intersection of the westerly margin of 20th Avenue South and the northerly margin of Grand Avenue, the southeast corner of the tract of land being described herein; thence with the northerly margin of Grand Avenue, North 82 deg. 32 min. 22 sec. west 150.00 feet to an iron pin located on the easterly margin of a 15 foot alley at its intersection with the northerly margin of Grand Avenue, the southwest corner of the tract of land herein described; thence leaving said margin of Grand Avenue and running with the easterly margin of said alley; north 07 deg. 01 min. 11 sec. east 199.17 feet to an iron pin located on the southwest corner of the Clos Quarters Restaurant property of record in Book 6550, page 106, Register's Office for said County, the northwest corner the tract of land herein described; thence leaving said margin of said alley and running with the southerly boundary of the Close Quarters Restaurant property, south 82 deg. 51 min. 20 sec. east 148.62 feet to an iron pin located on the westerly margin of 20th Avenue South, the northeast corner of the tract of land herein described; thence with said margin of 20th Avenue South, south 06 deg. 37 min. 36 sec. west 200.00 feet to the point of beginning, and containing 0.684 acres according to said survey.

Being the same property conveyed to LaGrande Quarters Associates, a Tennesse General Partnership composed of John Coleman Hayes, Jr. and W. Barry Goodman by deed from Harrison Y. N. Yang and wife, Holing Yang of record in Book 6987, page said Register's Office.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

EXHIBIT "A"



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

RECEIVED OF _____

FOR _____

BOOK 7747 PAGE 667

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 96750.00
CON TX 3173.60
PRFEE .50
WDEED 9.00

Total 3183.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0009.4

IDENTIFICATION REFERENCE

Jun 9 3 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 171277