box 57

Prepared by:
Neal & Harwell
2000 Dominion Tower
150 Fourth Avenue North
Nashville, TN 37219-2498

SPECIAL WARRANTY DEED BOOK 8555 PAGE 179

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL:
EBA Associates 1500 Clinton Street Nashville, TN 37203	same	Map 106 Parcel 72

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, BankAtlantic Financial Corporation, a Florida corporation, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto EBA Associates, a Tennessee general partnership, composed of J.D. Eatherly, E. Ray Bowles, and William B. Allen, hereinafter called Grantee, its successors and assigns, certain land in Davidson County, Tennessee, more particularly described in Exhibit A, Legal Description and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the hereditaments, and appurtenances of and to the same belonging or in anywise appertaining, unto the Grantee, its successors and assigns forever.

GRANTOR covenants with the said Grantee that it is lawfully seized and possessed of said land, that it has good right to convey it and the same is unencumbered except for the permitted encumbrances set forth in Exhibit B, Permitted Encumbrances, and incorporated herein by reference.

GRANTOR, for itself and its successors, hereby covenants and agrees to and with Grantee, its successors and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming through Grantor, but not further or otherwise.

85915

IDENTIF. TREFERENCE

FEB 21 1 28 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Witness its hand this 21st day of February, 1992.

BANKATLANTIC FINANCIAL CORPORATION

By: _____

Its: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Alex A. Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be Vice-President of BankAtlantic Financial Corporation, a Florida corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Vice-President.

Witness my hand at Nashville, Tennessee, this 21st day of February, 1992.

_____
Notary Public

My Commission Expires:

9/26/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,600,231.89.

J. D. Eathel
Affiant

Sworn to and subscribed before me, this 21st day of February, 1992.

Jacqueline K. Davis
Notary Public

My Commission Expires:
9/26/92

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in the Third Civil District of Davidson County, Tennessee, as shown on a survey prepared by Barge, Waggoner & Sumner, dated June 6, 1966, revised June 15, 1972, and May 19, 1978, and being more particularly described as follows:

Beginning at a point in the North right-of-way of Murfreesboro Road, or U.S. Highway No. 41, said point being W. L. Hagan's Southwest corner; thence with the North margin of Murfreesboro Road along a curve to the right, having a radius of 1879.90 feet, a central angle of 7° 12' 22", 236.32 feet, to a point, the end of said curve; thence North 52° 13' West 268.54 feet to a point in the northerly margin of said Murfreesboro Road; thence leaving said Murfreesboro Road, North 34° 47' East 264.33 feet to a fence corner; thence with a fence North 49° 27' West 265.21 feet to a point, Harsh's Southeast corner; thence North 18° 04' East 639.08 feet with Harsh's line and McQuiddy's line, to a fence corner; thence along McQuiddy's South line South 70° 53' East 673.98 feet to a point in W. L. Hagan's West line; thence with W. L. Hagan's West line the following courses and distances; South 4° 08' West 424.64 feet to a point; South 26° 03' West 301.0 feet to a point; thence South 6° 50' West 189.00 feet to a fence corner; thence North 81° 53' West 152.47 feet to a corner post; thence South 10° 46' West 216.96 feet to the point of beginning, and continuing 16.01 acres, more or less.

Being the same property conveyed to BankAtlantic Financial Corporation from Marc T. McNamee by Substitute Trustee's Deed of record in Book 8461, page 709, Register's Office for Davidson County, Tennessee.

This is improved property known as Tennessee Ridge Apartments, 860 Murfreesboro Pike.

EXHIBIT B

Permitted Encumbrances

1. Taxes for 1992: a lien but not yet due and payable.

2. Deed of Trust executed by I.R.E. Series III, Inc. to Joseph N. Baker, Trustee, dated July 31, 1978, and recorded in Book 5318, page 15, Register's Office of Davidson County, Tennessee, in favor of Connecticut Mutual Life Insurance Company, which states that it secures a debt in the principal sum of $3,350,000.00, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

3. Said Deed of Trust was assigned to Northwestern National Life company by Assignment of record in Book 6219, page 917, in said Register's Office.

4. Assignment of Rents dated July 31, 1978, of record in Book 5318, page 28, in said Register's Office, and assigned to Northwestern Mutual Life Insurance Company by Assignment of Security Instruments of record in Book 6219, page 917, in said Register's Office.

5. UCC-1 Financing Statement naming I.R.E. Series III, Inc. as Debtor, and Connecticut Mutual Life Insurance Company, as Secured Party, of record in Book 5318, page 35, in said Register's Office.

6. Said Financing Statement was assigned to Northwestern Mutual Life Insurance Company by assignment of record in Book 6230, page 377, in said Register's Office.

7. Rights or claims of parties in possession pursuant to unrecorded leases.

8. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, being an easement of 20 feet by 24 feet for sanitary sewers and/or storm drainage of record in Book 4040, page 968, Register's Office for Davidson County, Tennessee.

9. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, being an easement 20 feet by 24 feet for sanitary sewers and/or storm drainage of record in Book 4520, page 797, in said Register's Office.

10. Lease agreement by and between Solon Automated Services, Inc., Lessee, and Howard N. Garfinkle, Lessor, of record in Book 4674, page 171, in said Register's Office.

11. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises.

1178 02/21 0101 03CHECK 9636-74

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

RECEIVED OF _____

FOR _____

BOOK 8555 PAGE 184

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85915

IDENTIF. REFERENCE

FEB 21 1 28 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

CAMT
2600231-89
CON TX 9620.74
PRFEE 1.00
WDEED 15.00
TOTAL 9636.74
CHECK 9636.74
2/21/92 01 13:30 0001 3178

No. 503728