Box 35

BOOK 8822 PAGE 147

PREPARED BY:

Jaffe, Raitt, Heuer & Weiss,
Professional Corporation
One Woodward Avenue
Suite 2400
Detroit, MI 48226
Attention: Cecil G. Raitt, Esq.

LIMITED WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Number:
ERI-AW, Inc. c/o Endowment Realty Investors, Inc. 450 Post Road East P.O. Box 909 Westport, CT 06881-0909	JMB Properties Company 900 North Michigan Avenue Chicago, Illinois 60611-1585	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, RIMCO X, INC., a Tennessee corporation ("Grantor"), whose address is 27777 Inkster Road, Farmington Hills, Michigan 48333-9065, has this day bargained and sold, and does hereby transfer and convey unto ERI-AW, INC., a Delaware corporation ("Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, and its successors and assigns,

702.PNMHEF/12/18/92

Please return to: Mike Weihman
Ticor Title Insurance Co.
203 N. LaSalle St., Suite 1400
Chicago, IL 60601
Re: N24-21548-44

against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHERE, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized officers on this 21ST day of December, 1992.

WITNESS:

RIMCO X, INC., a Tennessee corporation

~~By:~~ _____
~~Richard Blough, President~~

~~And~~ by: _____
John Regan, Treasurer

STATE OF Illinois
COUNTY OF Cook

Before me, Lisa A. Skul, a Notary Public of the State and County aforesaid, personally appeared ~~Richard Blough and~~ John Regan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~they are the President and~~ he is Treasurer of Rimco X, Inc., the within named bargainor, a corporation, and that ~~they~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained on behalf of the Corporation.

Witness my hand and seal, at office in Chicago, IL this 21st day of December, 1992.

Lisa A. Skul
Notary Public

Commission expires: June 22, 1994

"OFFICIAL SEAL"
LISA A. SKUL
Notary Public, State of Illinois
My Commission Expires June 22, 1994

STATE OF Illinois)
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is $11,450,000.00.

Subscribed and sworn to before me this
the 21st day of December, 1992

My commission expires: June 22, 1994
(Affix Seal)

Affiant

Lisa A. Skul
Notary Public

"OFFICIAL SEAL"
LISA A. SKUL
Notary Public, State of Illinois
My Commission Expires June 22, 1994

EXHIBIT A BOOK 8822 PAGE 151

Lots nos. 2 and 3 shown on the plan of Hickory Highlands Apartments of record in Book 6900, page 729, Register's Office, Davidson County, Tennessee, located in the northeast quadrant and southeast quadrant of the intersection of Rural Hill Road and Hickory Highlands Drive.

7.6.4 1.5.

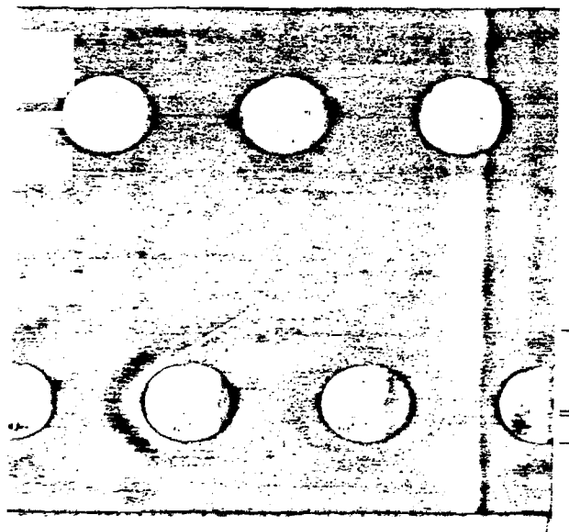
IDENTIFICATION REFERENCE

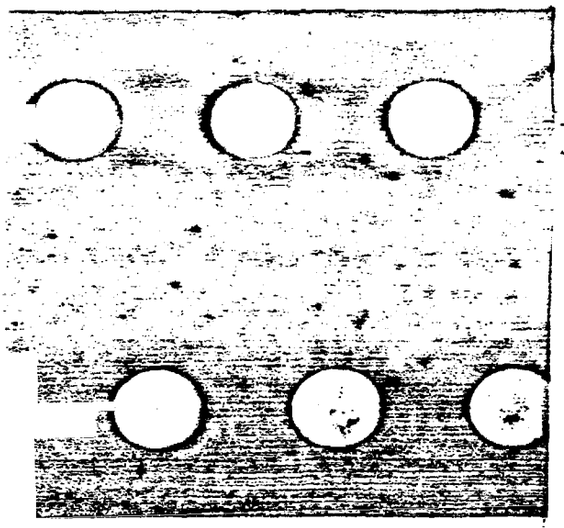
Dec 23 9 49 AM '92

ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4737 12/23 0101 03CHECK 42386.00

0882f





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

RECEIVED OF _____

FOR _____

BOOK 8822 PAGE 152

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
				CON TX 42365.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 42386.00
				CHECK 42386.00
12/23/92		01		09:47 0001 4737

CONV. 11,450,000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.4 1.5.

IDENTIFICATION REFERENCE

Dec 23 9 49 AM '92

FELIX Z. WILSON II REG. & E.R.
DAVIDSON COUNTY, TN

No. 603885