Bk 37 LV

Map-Parcel Numbers: 109-12

Address of New Owner: United Dominion Realty Trust, 10 South Street, S. te 223 Richmond VA 23219

Send Tax Bills to: New Owner

STATE OF TENNESSEE)

DAVIDSON COUNTY)

BOOK 9081 PAGE 249

GENERAL WARRANTY DEED

THIS INSTRUMENT was executed and delivered as of September 15, 1993 by **THE LAKES APARTMENTS ASSOCIATES**, a Georgia general partnership (the "Grantor"), acting by and through its duly authorized Managing General Partner, LEH Nashville, Ltd., an Alabama limited partnership, to **UNITED DOMINION REALTY TRUST, INC.**, a Virginia corporation (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the land in the City of Nashville, Davidson County, Tennessee, particularly described on **Exhibit "A"** attached hereto, and incorporated by this reference, together with all improvements thereon and appurtenances thereto belonging (the "Property").

This conveyance is made subject to any and all easements, restrictions and other matters set forth on **Exhibit "B"** attached hereto and incorporated by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD THE PROPERTY unto the Grantee, its successors and assigns, forever.

The Grantor, its successors and assigns, shall forever warrant, indemnify and defend the Grantee, its successors and assigns, against all lawful claims against the Property (other than the Permitted Exceptions).

IN WITNESS WHEREOF, the Grantor has executed and delivered this Deed as of September 15, 1993.

THE LAKES APARTMENTS ASSOCIATES,
a Georgia general partnership

By: LEH Nashville, Ltd., an Alabama limited partnership, its Managing General Partner

By: _____
Alan Z. Engel

By: _____
Alan D. Levow

63196
IDENTIF. & REFERENCE

93 SEP 15 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan Z. Engel, whose name as a general partner of LEH Nashville, Ltd., an Alabama limited partnership, as managing general partner of The Lakes Apartments Associates, a Georgia general partnership, is signed to the foregoing General Warranty Deed and who is personally known to me or proved to me by satisfactory evidence, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such general partner of the managing general partner of the partnership and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the 13th day of September, 1993.

Notary Public

My Commission Expires:
9-26-93

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan D. Levow, whose name as a general partner of LEH Nashville, Ltd., an Alabama limited partnership, as managing general partner of The Lakes Apartments Associates, a Georgia general partnership, is signed to the foregoing General Warranty Deed and who is personally known to me or proved to me by satisfactory evidence, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such general partner of the managing general partner of the partnership and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the 14th day of September, 1993.

Notary Public

My Commission Expires:
1-22-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILLIAM R. SYLVESTER
1100 FINANCIAL CENTER
BIRMINGHAM, ALABAMA 35203

86604

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,550,000.00.

Affiant

Subscribed and sworn to before me this
14th day of September, 1993.

Notary Public

My Commission Expires: 1-22-95

EXHIBIT A

SURVEYOR'S DESCRIPTION
THE LAKES APARTMENTS
PHASE I

All that certain tract, parcel or phase of land, lying and being in Nashville, Davidson County, Tennessee, known as The Lakes Apartments - Phase I, with all improvements thereon and appurtenances thereunto belonging, as shown on the plat by Crawford Land Surveying, dated July 17, 1993, and entitled "ALTA/ACSM Land Title Survey, The Lakes Apartments - Phase I", reference to the plat is made for a more particular description of said property, and incorporated herein by reference, with said property being bounded and described in accordance with the plat as follows:

Beginning at an iron pin which is the northwest corner of Phase I; thence, S81-17-07E, 400.00 feet to an iron pin;

Thence, N86-55-42E, 221.96 feet to an iron pin;

Thence, S82-26-33E, 700.00 feet to an iron pin and being the northeast corner of Phase I;

Thence, along the common property line with the U.S. Government (J. Percy Priest Reservoir), S11-07-00W, 400.53 feet to an iron pin;

Thence, S16-54-35E, 329.83 feet to an iron pin and being the southeast corner of Phase I;

Thence, N32-26-33W, 589.80 feet to a concrete monument;

Thence, N32-58-14W, 847.86 feet to a concrete monument and being the southwest corner of Phase I;

Thence, N08-02-58E, 517.18 feet to a concrete monument;

Thence, N08-46-59E, 157.82 feet to the point of beginning, containing 21.07 acres, more or less.

Together with an easement for ingress and egress and for utilities across certain adjoining property, known as Phase II, as shown on plat of record in Book 5200, Page 728, and as set forth in easement agreement, dated November 30, 1983 and recorded December 1, 1983, in Deed Book 6185, Page 216, as amended by easement agreement, dated March 23, 1988, and recorded March 24, 1988, in Deed Book 7498, Page 726, R.O.D.C.,TN.

Being the same property conveyed to The Lakes Apartments Associates, a Georgia general partnership by deed from the Lakes Apartments Limited, a Tennessee limited partnership, of record in Book 6199, Page 349, Register's Office for Davidson County, Tennessee.

PERMITTED EXCEPTIONS
THE LAKES APARTMENTS - PHASE I

1. Regulatory Agreement and Declaration of Restrictive Covenants of Record in Book 6156, Page 669, Register's Office for Davidson County, Tennessee.

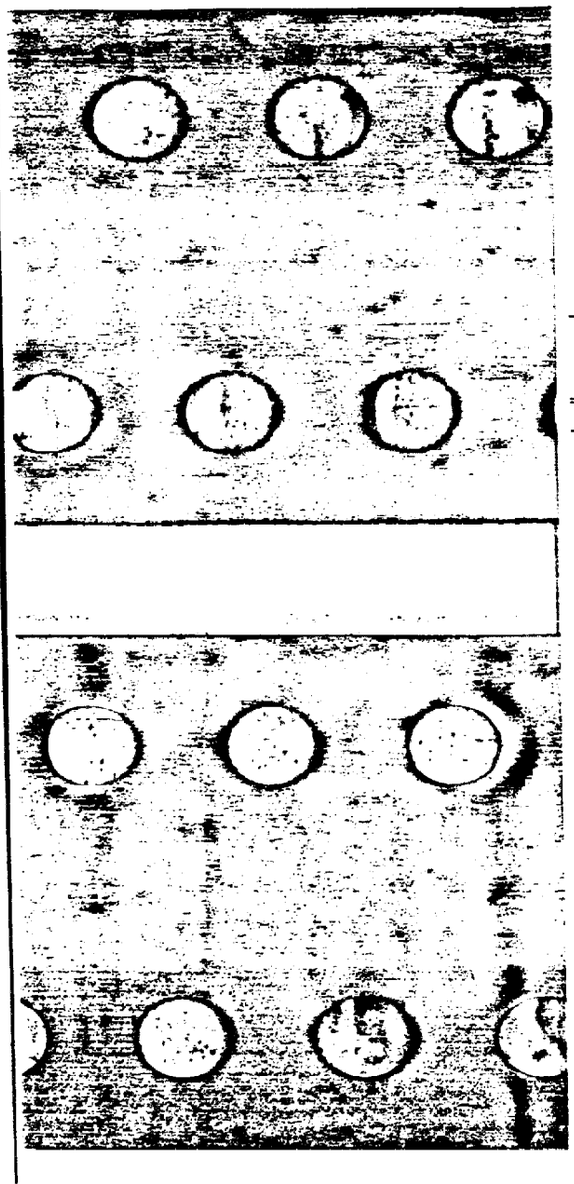
2. Matters shown on the Plan of Record in Book 520, Page 728, in said Register's Office.

3. Rights of Tenants Only in Possession under unrecorded Residential Leases.

4. Taxes for 1993 and succeeding years.

5661 09/15 0101 03CHECK 24256.00

EXHIBIT B



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

RECEIVED OF _____

FOR _____

BOOK 9081 PAGE 254

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 6550000.00
CON TX 24235.00
PRFEE 1.00
WDEED 20.00
TOTAL 24256.00
CHECK 24256.00

09/15/93 01 13:52 0001 5661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63196
IDENTIF. & REFERENCE

93 SEP 15 PM 1:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 698091