Box 53

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
United Dominion Realty Trust, Inc. 10 South Sixth Street Suite 203 Richmond, VA 23219	136-15-32 136-15-33	United Dominion Realty Trust, Inc. 10 South Sixth Street Suite 203 Richmond, VA 23219 Attn: Karen O'Connor

This instrument prepared by: United Dominion Realty Trust, Inc. (S.S.S)
10 South Sixth Street, Suite 203, Richmond, Virginia 23219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/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, HARBOUR TOWN, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to UNITED DOMINION REALTY TRUST, INC., a Virginia corporation (the "Grantee"), Grantee's successors and assigns, certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference, together with all improvements thereon and appurtenances therto belonging (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. The easements, restrictions and other matters set forth on Exhibit B, which is attached hereto and incorporated herein by this reference.

This is improved property, known as Harbour Town Apartments.

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 Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of December, 1993.

HARBOUR TOWN, L.P., a Tennessee limited partnership

By: Harbour Town Properties, Inc., a Tennessee corporation, Sole General Partner

By: Richard L. Higgins
Its: Secretary

95672
IDENTIF. + REFERENCE

93 DEC 10 PM 3:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee

COUNTY/CITY OF Davidson

I, the undersigned authority, a Notary Public in and for said County/City, in said State, hereby certify that Andrew G. Higgins whose name as Secretary of Harbour Town Properties, Inc., a Tennessee corporation, as Sole General Partner of Harbour Town, L.P., a Tennessee limited partnership, is signed to the foregoing 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 the instrument, he, in his capacity as Secretary of such Sole 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 this 10th day of December, 1993.

[SEAL]

Notary Public

My Commission Expires: 9/19/95

STATE OF TENNESSEE

COUNTY OF DAVIDSON

2848 12/10 0101 03CHECK 14955.75

The actual consideration or value, whichever is greater, for this transfer is $4,037,500.00.

Affiant

Subscribed and sworn to before me this 10th day of December, 1993.

Notary Public

My Commission Expires: December 8, 1996

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION

LAND in the Second (2nd) Civil District of Davidson County, Tennessee, being two (2) tracts as shown on the Plat of Harbour Town Apartments of record in Book 4675, page 10, Register's Office for Davidson County, Tennessee, and being more fully described according to survey of Regan-Smith-Murphy & Associates, Inc., dated May 9, 1984, as follows:

TRACT A: Beginning at the easterly end of the southeast return at the intersection of New Smith Springs Road and Anderson Road; thence with the southerly margin of New Smith Springs Road South 86° 38' East 806.55 feet to the beginning of a curve; thence, southerly with said curve, having a 25.00 foot radius to the right, 39.27 feet to a point in the westerly margin of Old Anderson Road; thence with said margin southerly with a 205.47 foot radius curve to the right 131.33 feet to a point; thence, continuing southwesterly along a 675.47 foot radius curve to the right 219.84 feet to a point; thence, South 58° 38' West, 125.65 feet to a point; thence, southerly with a 192.50 foot radius curve to the left 95.71 feet to a point; thence, leaving said margin of Old Anderson Road North 85° 11' West, 126.92 feet to a point; thence, South 01° 48' East 126.48 feet to a point; thence, South 88° 37' West, 89.51 feet to a point; thence, South 01° 19' East, 182.75 feet to a point; thence, South 51° 21' West, 47.94 feet to a point in the easterly margin of Anderson Road; thence, with said easterly margin of Anderson Road northerly with a 757.43 foot radius curve to the right 534.39 feet to a point; thence, with said easterly margin on Anderson Road, North 13° 41' West, 222.89 feet to a point; thence, continuing northerly along a 888.83 foot radius curve to the right 264.42 feet to a point; thence, easterly with a 25.00 foot radius curve to the right 39.27 feet to the beginning and containing 8.30 acres, more or less.

TRACT B: Beginning at the westerly end of the southwest return at the intersection of New Smith Springs Road and Anderson Road; thence, easterly along said return having a radius of 25.00 feet to the right 39.27 feet to a point in the westerly margin of Anderson Road; thence, with said westerly margin of Anderson Road southerly along a 948.83 foot radius curve to the left 282.28 feet to a point; thence, South 13° 41' East, 191.79 feet to a point; thence, leaving Anderson Road South 76° 19' West, 105.30 feet to a point; thence, North 58° 17' West, 84.53 feet to a point; thence, South 80° 21' West, 75.69 feet to a point; thence, North 47° 52' West, 287.85 feet to a point; thence, North 76° 08' West, 227.94 feet to a point; thence, North 87° 14' West, 197.74 feet to a point; thence, North 04° 11' West, 410.30 feet to a point in the southerly margin of New Smith Springs Road; thence, with said southerly margin of New Smith Springs Road easterly with a 733.43 foot radius curve to the right 355.59 feet to a point; thence, South 63° 17' East, 31.13 feet to a point; thence, easterly along a 750.18 foot radius curve to the left 305.62 feet to a point; thence, South 86° 38' East, 153.07 feet to the beginning and containing 8.17 acres, more or less.

Being the same property conveyed to Harbour Town, L.P., a Tennessee limited partnership, by Special Warranty Deed from State Mutual Life Assurance Company of America of record in Book 8893, page 311, said Register's Office.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

1. Real estate taxes for the year 1993 and subsequent years.

2. The plan of record in Plat Book 4675, page 10, Register's Office for Davidson County, Tennessee.

3. A twenty (20) foot wide easement of record in Book 6581, page 95, Register's Office for Davidson County, Tennessee.

4. Agreement Regarding Granting of Easement of record in Book 6545, page 130, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

CEIVED OF _____

OR _____

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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
4037500.00
CON TX 14938.75
PRFEE 1.00
WDEED 16.00
TOTAL 14955.75
CHECK 14955.75

12/10/93 01 15:06 0001 2848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95672
IDENTIF. & REFERENCE

93 DEC 10 PM 3:05
REGISTER
DAVIDSON COUNTY, TN.

No. 732867