BOOK 9405 PAGE 627

SOX 35
#273432
(Return to NSH)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Preakness Apartments, Inc. c/o Sentinel Real Estate Corporation 1290 Avenue of the Americas New York, New York 10104	Map 163, Par. 296	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN 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, CM Property Management, Inc., a Connecticut corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Preakness Apartments, Inc., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land and improvements located thereon, in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (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. Terms, conditions, easements, rights and liens, as set forth in Declaration of Covenants, Conditions and Restrictions, of record in Book 6301, page 745, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of Bellwood Trace of record in Book 6250, page 13, Register's Office For Davidson County, Tennessee.

4. Joint Easement as set out in deed of record in Book 6196, page 135, Register's Office for Davidson County, Tennessee.

5. Rights of parties for ingress and egress to graveyard, reserved in deed of record in Book 256, page 368, Register's Office for Davidson County, Tennessee.

6. Easement for right of way of Rice Road, as referenced in deed of record in Book 6196, page 135, Register's Office for Davidson County, Tennessee.

7. Easement for gas transmission by deed of record in Book 2203, page 575, Register's Office for Davidson County, Tennessee. Said Easement was conveyed to Columbia

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $8,830,000.00

Affiant

Subscribed and sworn to before me this 12th day of July, 1994

Notary Public
My Commission Expires: 5/23/98

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY

163965.1 LLANE
016607-001 7/7/94

Gulf Transmission by instrument of record in Book 2875, page 299, and modified by Partial Release of record in Book 4457, page 377, said Register's Office.

8. Storm Water Detention Agreement of record in Book 6254, page 487, Register's Office for Davidson County, Tennessee.

9. Tenants in possession under unrecorded leases.

10. All matters shown on the survey of Joseph E. Ahler, R.L.S. #1434, dated July 9, 1985, as revised April 22, 1994, last revised July 7, 1994.

This is improved property, known as Lot No. 1 on the Plan of Bellwood Trace, of record in Book 6250, page 13, Register's Office for Davidson County, Tennessee.

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 the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, 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 claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11 day of July, 1994.

CM PROPERTY MANAGEMENT, INC.,
Connecticut corporation

By: _____
Donald J. Phelan
Title: President

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Personally appeared before me, Donald E. Sprague, Notary Public, Donald J. Phelan, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of CM Property Management, Inc., a Connecticut corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 11th day of July, 1994.

_____
Notary Public

My Commission Expires: May 31, 1997

70365
IDENTIF. & REFERENCE

JUL 12 PM 4:06
REGISTER
DAVIDSON COUNTY, TN.

6196 07/1

Exhibit A
Legal Description BOOK 9405 PAGE 629

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the Southeasterly margin of Bell Road, between Interstate Highway 24 and Murfreesboro Road and being more fully described as follows:

Beginning at a point in the Southeast margin of Bell Road, said point being approximately 3,660 feet South of the intersection of Bell Road and Murfreesboro Road and the Southwesterly common corner between said tract of land and the James Clarke Tract as of record in Deed Book 8561, page 548, R.O.D.C., thence

1. With the common line of Clarke, S 41° 46' 11" a distance of 222.78' to a point in the Westerly line of the first Suburban Utility District of Davidson County, Tennessee as evidenced in Book 3344, page 471, R.O.D.C., Tennessee, thence

2. S 61° 28' 34" W a distance of 78.60' to a point, thence

3. S 28° 29' 26" E a distance of 200.01' to a point, thence

4. N 61° 27' 58" E a distance of 445.51' to a point in the center of Rice Road (unimproved) as evidenced in Book 6196, page 135, R.O.D.C., Tennessee, thence

5. With the centerline of Rice Road, S 34° 36' 53" E a distance of 130.15' to a point, thence

6. Continuing, S 25° 54' 18" E a distance of 341.46' to a point, thence

7. Continuing, S 17° 00' 56" E a distance of 50.11' to a point, thence

8. Continuing, S 1° 04' 16" E a distance of 67.55' to a point, thence

9. Continuing, S 1° 43' 28" W a distance of 255.86' to a point, thence

10. Continuing, S 2° 02' 57" W a distance of 90.00' to a point, thence

11. Leaving said centerline of Rice Road (unimproved) and with the line of Commerce Union Bank as evidenced in Book 6654, page 905, R.O.D.C., Tennessee, S 44° 31' 58" W a distance of 665.00' to a point, thence

12. N 60° 20' 00" W a distance of 450.00' to a point, thence

13. N 19° 00' 55" E a distance of 250.00' to a point, thence

14. N 50° 54' 17" W a distance of 662.15' to a point in the Easterly margin of Bell Road, thence

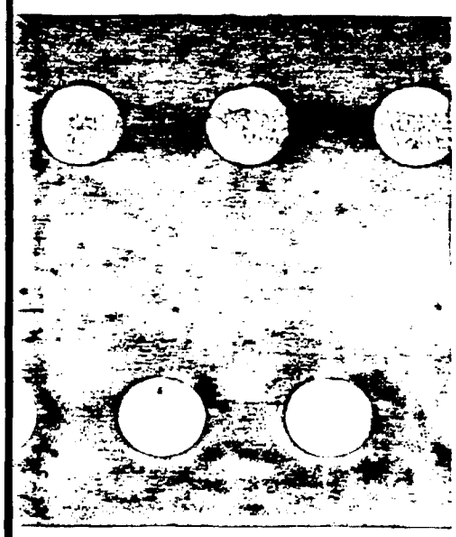
15. With said Easterly margin of Bell Road, N 40° 39' 51" E a distance of 49.65' to a point, thence

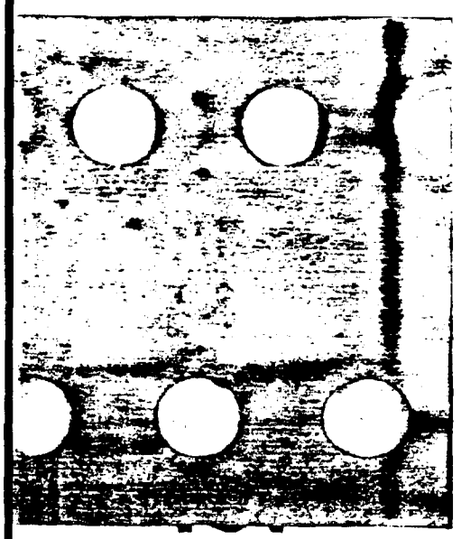
16. Continuing, N 49° 55' 06" W a distance of 14.47' to a point, thence

17. Continuing, N 40° 23' 38" E a distance of 500.00' to a point, thence

18. With a curve to the left, having a radius of 1477.39' and a central angle of 10° 04' 53" (chord bearing of N 35° 21' 12" E and distance of 259.62') a distance of 259.96' to the point of beginning and containing 25.50 Acres.

Being the same property conveyed to CM Property Management, Inc., a Connecticut corporation, formerly known as URBCO, Inc., by deed from Connecticut Mutual Life Insurance Company, a Connecticut corporation, of record in Book 8455, page 381, Register's Office of Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 630

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 8830000.00
				CON TX 32671.00
				PRFEE 1.00
				WDEED 2.00
				ERR CO
				WDEED 2.00-
				WDEED 12.00
				TOTAL 32684.00
				CHECK 32684.00
			07/12/94 01	16:06 0001 6196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70365
IDENTIF. ↑ REFERENCE

94 JUL 12 PM 4:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812809