WARRANTY DEED

00215134, Bk 35

BOOK 9555 PG 790

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,666,851.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1994.

Notary Public

MY COMMISSION EXPIRES: 9/16/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William C. Shedd, Attorney at Law, 501 Citizens Bank Building, Flint, MI 48502-1983

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP PARCEL NUMBERS
Merry Land & Investment Co., Inc.			Merry Land & Investment Co., Inc.			Map 86
(NAME)			(NAME)			
624 Ellis Street			624 Ellis Street			Parcels 280 and
(ADDRESS)			(ADDRESS)			154
Augusta	GA	30901	Augusta	GA	30901	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Occidental Development, Ltd., a Michigan limited partnership whose address is 23999 W. Ten Mile Road, P.O. Box 937, Southfield, Michigan 48037, hereinafter referred to as GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Merry Land & Investment Company, Inc. A Georgia corporation whose address is 624 Ellis Street, Augusta, Georgia 30901, its successors and assigns, hereinafter referred to as GRANTEE, a certain tract of land in Davidson County, Tennessee, described as follows:

See Legal Description of Property set forth on Description Rider Exhibit A attached hereto and incorporated herein by reference.

This deed is given subject to all building restrictions, easements and reservations in the chain of title, or of record, or which would show on examination of the premises. The grantor herein excepts from the covenants of warranty any future installments of ordinary or special taxes which are now a lien on the land but are not due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever, and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as set forth herein; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized General partner to execute this Warranty Deed on the 22nd day of December, 1994.

Occidental Development, Ltd.

BY: Sheldon Rose

Sheldon Rose
Title: General Partner

STATE OF MICHIGAN)
)SS:
COUNTY OF Oakland)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sheldon Rose with whom I am personally acquainted and who upon oath acknowledged himself to be the General Partner of Occidental Development, Ltd. a limited partnership, the within named bargainor and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such General Manager.
Witness my hand and official seal this the 22nd day of December, 1994.

Warren Rose, Notary Public

My commission expires: April 12, 1998

EXHIBIT A

PARCEL I, ALSO KNOWN AS PHASE I, STONE CREEK APARTMENTS

A PARCEL OF LAND IN THE THIRTEENTH (13TH) COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TN. KNOWN AS STONE CREEK APARTMENTS PHASE I, AS SHOWN IN PLAT BOOK 6900, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A EXISTING IRON PIN IN THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY CORNER OF THE HERMITAGE BAPTIST CHURCH PROPERTY AND IN THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL PIKE.

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 82 ° 45' 37" EAST, 305.09 FEET TO AN IRON PIN SET.

THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 54 ° 18' 05" EAST, 690.00 FEET TO AN IRON PIN SET

THENCE, SOUTH 35 ° 41' 55" WEST, 375.50 FEET TO A POINT;

THENCE, NORTH 82 ° 45' 37" WEST, 606.08 FEET TO A POINT;

THENCE, NORTH 17 ° 16' 47" WEST, 291.24 FEET TO A POINT;

THENCE, NORTH 08 ° 24' 28" EAST, 194.68 FEET TO A POINT

THENCE, NORTH 08 ° 30' 51" EAST, 199.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.39 ACRES, MORE OR LESS.

(CONTINUED)

EXHIBIT "A" (Continued)

PARCEL II AND PARCEL III COMBINED ALSO KNOWN AS PHASE II & III

A PARCEL OF LAND IN THE THIRTEENTH (13TH) COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL NO. 154 ON TAX MAP NO. 86 TAX ASSESSORS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A EXISTING IRON PIN IN THE NORTHWESTERLY CORNER OF STONE CREEK APARTMENTS PHASE I, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE HERMITAGE BAPTIST CHURCH PROPERTY AND IN THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL PIKE.

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 82 ° 45' 37" EAST, 305.09 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 54 ° 18' 05" EAST, 690.00 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING SOUTH 54 ° 18' 05" EAST, 542.89 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE FOR INTERSTATE 40;

THENCE, WITH SAID RIGHT-OF-WAY SOUTH 06 ° 30' 06" WEST, 36.66 FEET TO A CONCRETE MONUMENT

THENCE, SOUTH 04 ° 58' 25" EAST, 468.99 FEET TO A CONCRETE MONUMENT

THENCE, SOUTH 06 ° 17' 17" EAST, 22.38 FEET TO A CONCRETE MONUMENT.

THENCE, SOUTH 24 ° 38' 47" WEST, 395.95 FEET TO A CONCRETE MONUMENT

THENCE, SOUTH 47 ° 04' 19" WEST, 318.70 FEET TO A CONCRETE MONUMENT

THENCE, SOUTH 54 ° 41' 19" WEST, 970.23 FEET TO A CONCRETE MONUMENT

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 04 ° 37' 10" EAST, 518.86 FEET TO AN EXISTING IRON PIN

THENCE, SOUTH 82 ° 20' 54" EAST, 323.50 FEET TO AN EXISTING IRON PIN.

THENCE, NORTH 31 ° 24' 42" WEST, 273.41 FEET TO AN IRON PIN SET.

THENCE, NORTH 84 ° 45' 38" WEST, 1017.82 FEET TO AN EXISTING IRON PIN.

THENCE, NORTH 06 ° 38' 06" EAST, 1353.20 FEET TO AN EXISTING IRON PIN

THENCE, NORTH 81 ° 34' 05" WEST, 263.50 FEET TO AN EXISTING IRON PIN

THENCE, NORTH 08 ° 57' 00" EAST, 333.86 FEET TO A FENCE POST IN THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL PIKE;

THENCE, ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, WITH A DELTA OF 07 ° 12' 27", A RADIUS OF 442.22 FEET, AN ARC LENGTH OF 55.63 FEET, A CHORD BEARING OF SOUTH 79 ° 09' 23" EAST, A CHORD DISTANCE OF 55.59 FEET TO AN IRON PIN SET.

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 82 ° 45' 37" EAST, 304.87 FEET TO AN EXISTING IRON PIN.

THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 06 ° 25' 11" WEST, 199.58 FEET TO AN EXISTING IRON PIN.

THENCE, SOUTH 82 ° 50' 37" EAST, 350.13 FEET TO AN EXISTING IRON PIN.

THENCE, SOUTH 06 ° 24' 28" WEST, 194.68 FEET TO A POINT;

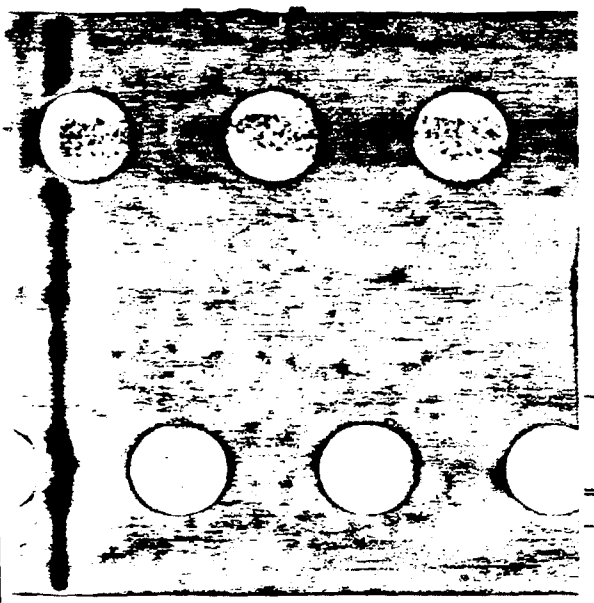
THENCE, SOUTH 17 ° 16' 47" EAST, 291.24 FEET TO A POINT;

THENCE, SOUTH 82 ° 45' 37" EAST, 606.08 FEET TO A POINT;

THENCE, NORTH 35 ° 41' 55" EAST, 375.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.94±ACRES MORE OR LESS.

Being a portion of the same property conveyed to Occidental Development, Ltd., a Michigan limited partnership, by deed from Home Service Corporation, of record in Book 5353, page 613, Register's Office for Davidson County, Tennessee.

20391
IDENTIFICATION REFERENCE
90 DEC 27 AM 2:30
REGISTER
DAVIDSON COUNTY, TN.
5541 12/27 2101 03CHECK 24680.53



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

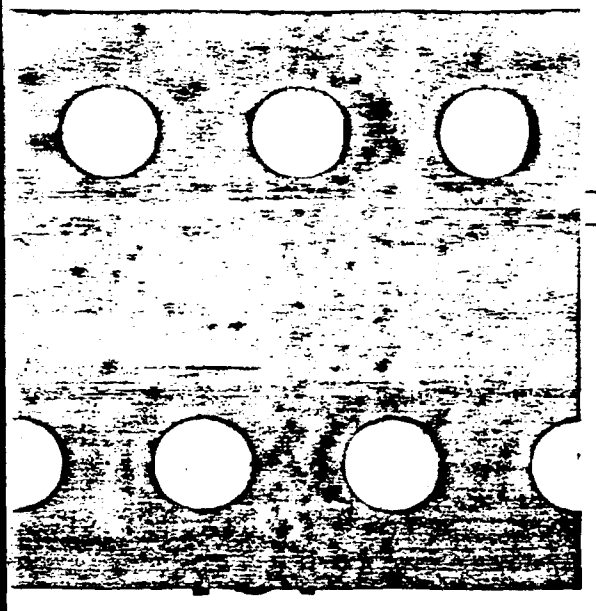
RECEIVED OF _____

FOR _____

BOOK 9555 PG 793

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
6666851.00
CDN TX 24667.53
PRFEE 1.00
WDEED 12.00
TOTAL 24680.53
CHECK 24680.53

12/27/94 01 14:30 0001 6541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20394
IDENTIF. # REFERENCE

94 DEC 27 PM 2:30

REGISTER
DAVIDSON COUNTY, TN.

No. 866447