358463

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rivergate Properties, LLC 232 North Edgeworth St. Suite 400 Greensboro, NC 27401	Same	34-1-9

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RIVERGATE MEADOWS LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents transfer and convey unto RIVERGATE PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as Rivergate Meadows Apartments, Goodlettsville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 21st day of April, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RIVERGATE MEADOWS LIMITED PARTNERSHIP

By: Ronnie Wallace
Its General Partner

54914
IDENTIF. + REFERENCE

95 APR 26 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)

COUNTY OF Lincoln)

Personally appeared before me, the undersigned, a Notary Public, Ronnie Wallace, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Rivergate Meadows Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 21st day of April, 1995.

Notary Public

My Commission Expires:

2/1/98

STATE OF Tennessee)
)
COUNTY OF Lincoln)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $6,770,000.

Affiant

Sworn to and subscribed before me this 21st day of April, 1995.

Notary Public

My Commission Expires:

2/1/98

EXHIBIT A

BEGINNING at a concrete monument (found) in a curve on the North margin of Alta Loma Road, said curve having a radius of 741.2 and a tangent of 119.21, at the southeast corner of Lot No. 1 in Wild Acres Estates (Plat in Book 2330, page 10), the southwest corner of the Herbert L. Lawson Property (Book 2273, page 377) and being the southeast corner of the property herein described; thence following the said North margin with the arc of said curve along its chord North 47° 55' 53" West 132.80 feet to a metal pin (set) at the southeast corner of Lot No. 2 in said Wild Acres Estates and the southwest corner of the property herein described; thence leaving the said North margin North 29° 14' 52" East 407.24 feet to a metal pin (set) at the northeast corner of said Lot No. 2; thence North 60° 49' 07" West 154.63 feet to a metal pin (found) in the North line of Lot No. 3 in said Wild Acres Estates and the southeast corner of the Review and Harold Publishing Association Property; thence North 26° 45' 07" East 455.23 feet to a metal pin (found) at fence corner at the northeast corner of the said Review and Harold Publishing Association and the southeast corner of the Tommy H. Williams Property; thence North 27° 10' 00" East 370.32 feet to a metal pin (found) at the northwest corner of the property herein described; thence South 80° 46' 59" East 866.67 feet to a metal pin (found) on the West margin of the L and N Railroad at the northeast corner of the property herein described; thence following the said West margin South 9° 01' 35" West 586.73 feet to a metal pin (set); thence leaving said West margin South 70° 42' 50" West 464.65 feet to a set stone (found); thence North 57° 12' 13" West 449.23 feet to a metal pin (set) at fence corner at the northwest corner of the Millard H. Billingsley Property; thence South 24° 42' 02" West 251.30 feet to a concrete monument (found); thence South 24° 28' 29" West 438.34 feet to the point of beginning.

BEING the same property conveyed to Rivergate Meadows Limited Partnership, by Deed of Record in Book 9279, page 911, Register's Office for Davidson County, Tennessee.

The foregoing description is from a survey entitled "Survey for Rivergate Properties, LLC" dated March 10, 1994, as updated, by Rex Northcutt, Tennessee License No. 77.

EXHIBIT B

1. Taxes for 1995 and thereafter, a lien but not yet due and payable.

2. Foreclosure Sale Use Agreement as set forth in Exhibit B of Successor Trustee's Deed of record in Book 9279, page 911, beginning on page 918, Register's Office for Davidson County, Tennessee.

3. Easement to United States of America as set forth in instrument of record in Book 2443, page 558, said Register's Office.

4. Easement to The City of Goodlettsville as set forth in instrument of record in Book 4468, page 452 and Book 4468, page 456, said Register's Office.

5. Easement to VSC Cable, Inc. as set forth in instrument of record in Book 9523, page 535, said register's Office.

6. Matters shown on plat of record in Book 2330, page 10, said Register's Office, including but not limited to:

   (a) 10' easement for public utilities as shown on said plat;
   (b) 75' minimum building setback line from Alta Loma Road; and
   (c) restrictions as set forth in Owner's Certificate.

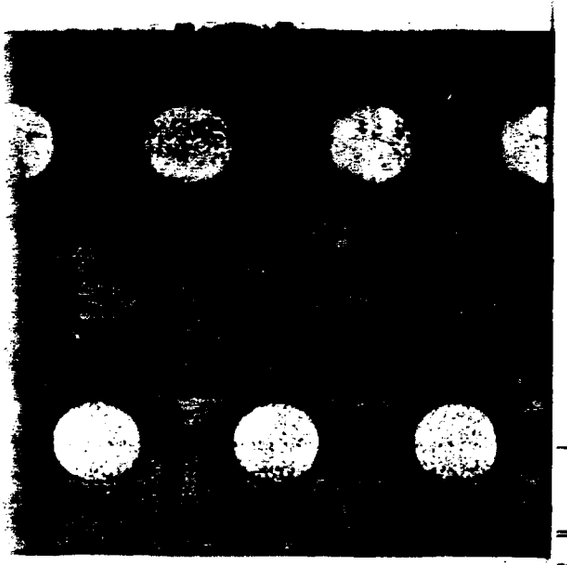
7. Restrictions contained in Book 2271, page 71, said Register's Office.

8. Matters shown on survey dated 3/21/95 prepared by Rex Northcutt, Surveyors, including but not limited to:

   (a) Dumpster pad encroaches onto property to the north and
   (b) ingress/egress easement line as shown on said survey.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4583 04/26 01:01 03CHECK 25066.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

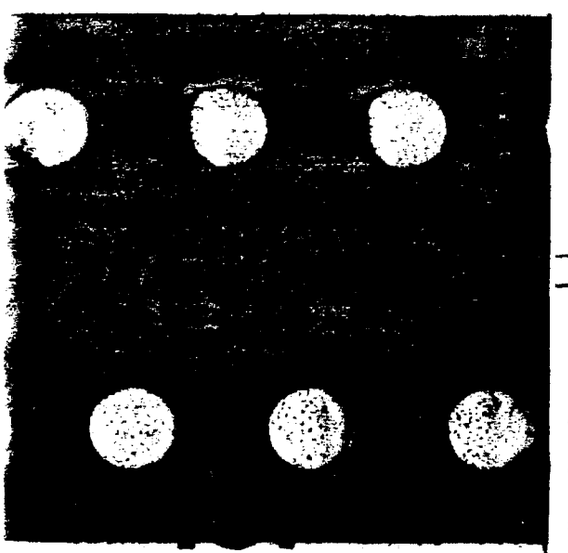
BOOK 9654 PG 872

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
6770000.00
CON TX 25049.00
PRFEE 1.00
WDEED 16.00
TOTAL 25066.00
CHECK 25066.00

04/26/95 01 10:26 0001 4583



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54914
IDENTIFICATION REFERENCE

95 APR 26 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904030