BOOK 9815PG215

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe (KAB)
424 Church Street, Suite 2000 Box 62
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
R/S Properties, LLC c/o Chris G. Smith 102 Woodmont Blvd.,Ste L-110 Nashville, TN 37205	Same	Map 160 Parcel 64

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ASSOCIATED REALTY INVESTORS/BRENTWOOD HIGHLANDS LIMITED PARTNERSHIP, a North Carolina limited partnership with Synco, Inc.,a North Carolina corporation as its Managing General Partner, (hereinafter referred to as the "Grantor") has bargained and sold, and does hereby transfer and convey unto R/S PROPERTIES, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee") certain real estate in Davidson County, Tennessee; to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those items set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Excepting the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered by its duly authorized General Partner on the 26th day of September, 1995.

SYNCO, INC. NORTH CAROLINA

ATTEST:

Lewis H. Parham, Jr., Secretary

ASSOCIATES REALTY INVESTORS/
BRENTWOOD HIGHLANDS LIMITED
PARTNERSHIP

BY: SYNCO, INC., Managing General Partner

By: _____
Timothy H. Hose, Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy H. Hose and Lewis H. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Senior Vice President and Secretary, respectively, of Synco, Inc., a North Carolina corporation and the Managing General Partner of Associated Realty Investors/Brentwood Highlands Limited Partnership, a North Carolina limited partnership, the within named bargainor, and who further acknowledged that they as such Senior Vice President and Secretary, respectively, being authorized so to do, executed the foregoing instrument on behalf of the limited partnership for the purposes therein contained, by signing the name of the Associated Realty Investors/Brentwood Highlands Limited Partnership by its corporate Managing General Partner, Synco, Inc., by themselves as Senior Vice President and Secretary, respectively.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of September, 1995.

Notary Public

My Commission Expires: 5-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $2,810,000.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 1995.

Notary Public

My Commission Expires: 5-97

EXHIBIT "A"

Metes and Bounds Legal Description
Brentwood Highlands

Being a parcel of land in Nashville, the First Civil District, Thirty-second Councilmanic District, Davidson County, Tennessee, located on the southerly side of Old Hickory Boulevard at Stone Brook Drive, and being a part of Lot No. C on the Plan of Brentwood Highlands, Section One, as of record in Book 4660, page 110, Register's Office for Davidson County, Tennessee ("R.O.D.C."), and being more particularly described based upon a survey prepared by Barge, Waggoner, Sumner & Cannon, Inc. dated August 7, 1995, Job No.4531-14, Tn Lic. No. 1487, whose address is 162 Third Ave. No., Nashville, Tennessee 37201, as follows:

Beginning at an iron pin in the southerly right-of-way line of Old Hickory Boulevard, said iron pin being easterly 249 feet more or less from the centerline of Stone Brook Drive;

Thence with said southerly right-of-way line the following calls:

N 70 degrees 23' E 136.89 feet to a concrete right-of-way monument;

With the chord of a spiral curve N 88 degrees 17' 06" E 180.81 feet to a concrete right-of-way monument;

S 86 degrees 03' E 168.76 feet to an iron pin;

Thence leaving said right-of-way line with the westerly line of lot no. C-2, as shown on the said plan of Brentwood Highlands, Section One, S 03 degrees 57' W 445.00 feet to an iron pin in the northerly line of Brentwood Trace Condominiums, Second Revision, as of record in Book 5200, page 261, R.O.D.C.;

Thence with the northerly line and the northerly line of Brentwood Trace Condominiums, Section Two, as of record in Book 5200, pages 376 and 377, R.O.D.C., N 86 degrees 03' W 474.30 feet to an iron pin;

Thence leaving said line with the easterly line of lot no. C-1 as shown on the aforementioned plan of Brentwood Highlands, Section One, N 03 degrees 57' E 372.75 feet to the point of beginning,

Containing 204,257 square feet or 4.69 acres, more or less.

Together with rights of ingress and egress reserved and established for the benefit of the above property as follows:

a. 24 foot ingress-egress easement from westerly boundary of above property to Stone Brook Drive and lying across Parcel C-1 Brentwood Highlands, Section I, as of record in Book 4660, page 110, R.O.D.C. and as shown on said recorded plat.

b. 24 foot ingress-egress easements from the easterly boundary of above property to Old Hickory Blvd. and lying across Parcel C-2, Brentwood Highlands, Section I, Book 4660, page 110, R.O.D.C. and as shown on said recorded plat.

Being part of the same property conveyed to Associated Realty Investors/Brentwood Highlands Limited Partnership, a North Carolina partnership, by deed from Thelmo Realty Corporation N.V., a Netherlands Antilles corporation, of record in Book 6397, page 610, said Register's Office.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. 1995 and subsequent years, a lien, not yet due and payable.

   If improvements are completed after January 1 of any year the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

2. All matters shown on the Plan of Brentwood Highlands, Section 1 of record in Plat Book 4660, page 110, Register's Office for Davidson County, Tennessee.

3. A 20 foot easement for sanitary sewer fronting Old Hickory Boulevard, as shown on a plan of record in Book 4660, page 110, Register's Office for Davidson County, Tennessee.

4. A 10 foot public utility and drainage easement along the rear line, as shown on the Plan of record in Book 4660, page 110, said Register's Office.

5. A 45 foot line from Old Hickory Boulevard which is reserved for future widening of Old Hickory Boulevard, as shown on the Plan of record in Plat Book 4660, page 110, Register's Office for Davidson County, Tennessee.

6. Subject to all matters shown on a survey prepared by Barge, Waggoner, Sumner and Cannon dated August 7, 1995.

7. Subject to applicable zoning and building regulations and permits and all visible easements and encroachments.

8. Such matters as may be contained in unrecorded leases with respect to tenants currently occupying the subject property.

9. Warranty Deed from Associated Realty Investors/Brentwood Highlands Limited Partnership, a North Carolina partnership, to the State of Tennessee conveying 938 square feet and establishing temporary construction easements of an additional 650 square feet of record in Book 7526, page 484, RODC.

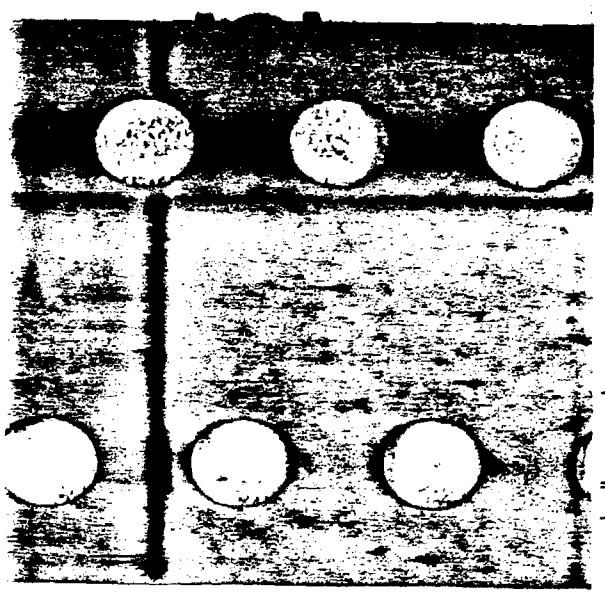
2093 10/03 0101 03CHECK 10418.00

95 OCT -3 AM 11:09

FELIX E. DUNCAN REGISTER
DAVIDSON COUNTY, TN.

0107824

IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

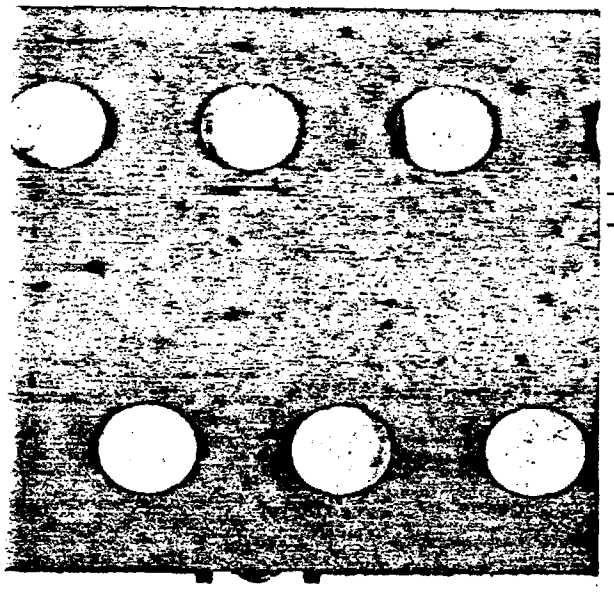
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9815 PG 220

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
2810000.00
CON TX 10397.00
PRFEE 1.00
WDEED 20.00
TOTAL 10418.00
CHECK 10418.00

10/03/95 01 11:11 0001 2093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107824
IDENTIF. ↑ REFERENCE

95 OCT -3 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.960882