File 13564
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY 9942 pg 478

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PARK RIDGE APARTMENTS, LLC (NAME)	NEW OWNER (NAME)	Map 104-2
309 White Bridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels. 212 & 213
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB 21W3970/21W3960

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE CORPOREAL GROUP, a Tennessee partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PARK RIDGE APARTMENTS, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Agreement of record in Book 2743, page 581; and (3) All matters appearing on the Plan of record in Book 421, pages 82 and 83, said Register's Office.

IDENTIFICATION REFERENCE 0148502

96 FEB -8 AM 10:47

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

5938 02/08 0101 03CHECK 790.00

unimproved (XX
This is improved ( ) property, known as 108 & 110 Acklen Park Drive, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of February, 19 96

THE CORPOREAL GROUP
By: Debbie Burns
DEBBIE F. BURNS, Attorney-In-Fact by
Power of Attorney of record in Book 9105,
page 627, Register's Office for Davidson
County, Tennessee

STATE OF TENNESSEE

COUNTY OF _____

BOOK 9942 PG 479

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie F. Burns, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for The Corporeal Group, and is authorized by The Corporeal Group, to execute this instrument on behalf of The Corporeal Group.

Witness my hand, at Office, this 7th day of February, 1996.

Notary Public

My Commission Expires:
11/26/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 1996.

MY COMMISSION EXPIRES: 11/26/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THE CORPOREAL GROUP

TO

PARK RIDGE APARTMENTS, LLC

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. I:

Land in Davidson County, Tennessee, being part of Lot No. 32 on the Plan of West End Park, as of record in Book 161, page 47, Register's Office for said County, also being the easterly part of Lot 4-A on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Acklen Park Drive, formerly 33rd Avenue North, at the southeast corner of the property conveyed to Z.D. Atkins and wife, by deed from Emma R. Simon, of record in Book 2743, page 581, said Register's Office; thence north 34 deg. 50 min. east 75.1 feet; thence north 36 deg. 45 min. east 125 feet to an iron pin, the northeast corner of the Atkins property; thence south 53 deg. 15 min. east, with the southwesterly margin of an alley 52.5 feet to the northwest corner of the property conveyed to Elizabeth E. Hardison, et al, by deed from Humphrey Hardison of record in Book 644, page 74, said Register's Office; thence in a southwesterly direction 200 feet to the northeasterly margin of said Acklen Park Drive; thence with said Drive, northwesterly 50 feet to the beginning.

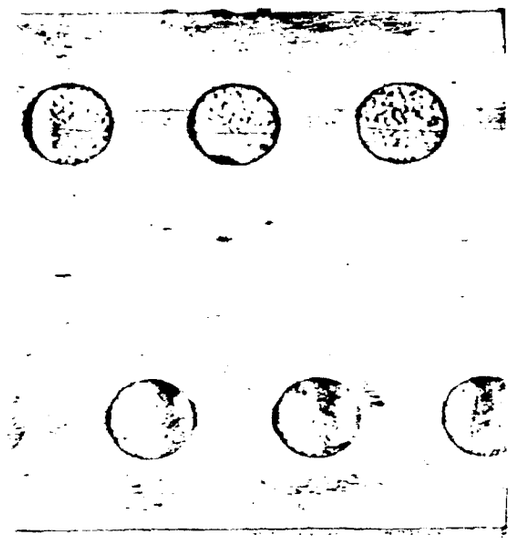
Being the same property conveyed to The Corporeal Group, a Tennessee partnership by deed from Robert D. Macmillan and wife, Madeline M. Macmillan of record in Book 6348, page 679, said Register's Office.

TRACT NO. II:

Land in Davidson County, Tennessee, being part of Lot No. 32 on the Plan of West End Park, as of record in Book 161, page 47, Register's Office for said County, also being the westerly part of Lot No. 4-A and a part of Lot No. 5-A on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, said Register's Office, and described according to a survey made by Geo. W. Watkins, Surveyor, December 20, 1957, as follows:

Beginning on the northeasterly margin of 33rd Avenue North, formerly Grand Avenue, North 53 deg. 15 min. West 184.9 feet from the southwest corner of said Lot No. 32, a corner of a small strip conveyed to Cora L. Martin by Lee J. Loventhal and wife, in Book 469, page 350, said Register's Office; thence with said margin of 33rd Avenue North, southeasterly 50 feet to an iron pin, a corner of a small strip conveyed to Jeanette L. Martin by Cora L. Martin and husband, as of record in Book 469, page 351, said Register's Office; thence North 34 deg. 50 min. East 75.1 feet; thence North 36 deg. 45 min. East 125 feet to an iron pin; the northwest corner of said last mentioned small strip; thence North 53 deg. 15 min. West, with the southwesterly margin of an alley, 52.5 feet to the northwest corner of said first mentioned small strip, being also the northeast corner of the lot or parcel of land conveyed to Charles C. Trabue, IV and wife, by Joseph Warren Simpson and wife, in Book 1510, page 81, said Register's Office; thence with the easterly line of said Trabue property South 36 deg. 45 min. West 125 feet to an iron pin; thence leaving the line of said Trabue Property, South 32 deg. 55 min. West 75.2 feet to the beginning.

Being the same property conveyed to The Corporeal Group, a Tennessee partnership by deed from Robert D. Macmillan and wife, Madeline M. Macmillan of record in Book 6348, page 682, said Register's Office.



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

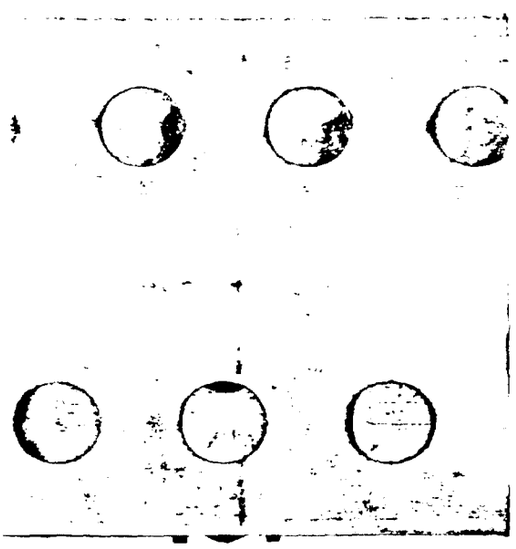
RECEIVED OF _____

FOR _____

BOOK 9942 PG 481

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
[illegible] 790.00
CHECK 790.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/96 01 10:50 0001 5988

0148502
IDENTIF. & REFERENCE

96 FEB -8 AM 10:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004204