0163055

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

96 MAR 22 PM 2:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOX 35
00276829 KBH

WARRANTY DEED

BOOK 9988 PG 222

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel Nos.:**
Atlantic Homestead Village Limited Partnership **c/o Security Capital Atlantic Incorporated** **125 Lincoln Avenue** **Santa Fe, NM 87501**	**SC Group, Inc.** **7777 Market Center Avenue** **El Paso, TX 79912**	**Map 95** **Parcel 114 & P10 109** **Field Book 3DZ 85921**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **CENTURY CAPITAL INVESTORS N, L.P.**, a Tennessee limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **ATLANTIC HOMESTEAD VILLAGE LIMITED PARTNERSHIP**, a Delaware limited partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Being a certain tract of land located along the south side of Elm Hill Pike and the east side of McGavock Pike in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at an iron pin (old), said pin being the southwest corner of the herein described tract, a corner to Bridgestone/ Firestone, Inc.as evidenced in Book 8445, page 829, R.O.D.C.T. and being in the east right of way of McGavock Pike and being the beginning of a curve to the left. Said curve having a central angle of 03 degrees 10 minutes 18 seconds, a radius of 1,025.18 feet, an arc length of 56.75 feet and a chord of North 18 degrees 56 minutes 29 seconds West 56.74 feet;

Thence with said right of way, along the arc of the above described curve, 56.75 feet to an iron pin (old);

Thence with said right of way North 20 degrees 28 minutes 12 seconds West, 133.48 feet to an iron pin (old), said pin being the beginning of a curve to the right, said curve having a central angle of 16 degrees 23 minutes 42 seconds, a radius of 603.32 feet, an arc length of 172.64 feet, and a chord of North 12 degrees 18 minutes 07 seconds West, 172.05 feet;

Thence with said right of way, along the arc of the above described curve, 172.64 feet to an iron pin (old), said pin being the beginning of a curve to the right, said curve having a central angle of 28 degrees, 06 minutes 49 seconds, a radius of 380.00 feet, an arc length of 186.46 feet and a chord of North 09 degrees 57 minutes 02 seconds East, 184.59 feet;

Thence with said right of way, along the arc of the above described curve, 186.46 feet to an iron pin (old), said pin

being the beginning of a curve to the left, said curve having a central angle of 02 degrees, 03 minutes 20 seconds, a radius of 4,005.00 feet, an arc length of 143.69 feet and a chord of North 22 degrees 59 minutes 19 seconds East, 143.69 feet;

Thence with said right of way, along the arc of the above described curve, 143.69 feet to an iron pin (new);

Thence with said right of way North 21 degrees 54 minutes 43 seconds East, 45.63 feet to an iron pin (new), said pin being a corner to Tract 1, common area for Century City, as evidenced in Book 7900, page 894, R.O.D.C.T., thence with said Tract 1 for the next 3 calls: 1.) South 74 degrees 30 minutes 13 seconds East, 109.50 feet to an iron pin (new); 2.) North 48 degrees 44 minutes 50 seconds East, 109.87 feet to an iron pin (new); and 3.) North 18 degrees 49 minutes 12 seconds East, 76.32 feet to an iron pin (new), said pin being in the south right of way of Elm Hill Pike;

Thence with said right of way North 81 degrees 12 minutes 41 seconds East, 51.74 feet to an iron pin (new);

Thence with said right of way South 69 degrees 46 minutes 06 seconds East, 120.49 feet to an iron pin (new), said pin being a corner to SRE Realty Partners III, L.P. as evidenced in Book 7739, page 548, R.O.D.C.T.;

Thence with the line of SRE Realty Partners III, L.P. for the next 7 calls: 1.) South 20 degrees 07 minutes 33 seconds West, 104.83 feet to an iron pin (old); 2.) South 61 degrees 01 minutes 37 seconds West, 103.36 feet to an iron pin (new); 3.) South 32 degrees 00 minutes 19 seconds West, 94.34 feet to an iron pin (old); 4.) South 03 degrees 48 minutes 51 seconds West, 150.36 feet to an iron pin (old); 5.) South 41 degrees 59 minutes 14 seconds East, 269.07 feet to an iron pin (new); 6.) South 18 degrees 26 minutes 06 seconds East, 189.74 feet to an iron pin (new); and 7.) South 20 degrees 01 minutes 29 seconds East, 202.61 feet to an iron pin (old);

Thence severing the Century Capital Investors N, L.P. property South 61 degrees 31 minutes 47 seconds West, 182.26 feet to an iron pin (new), said pin being in the line of the aforementioned Bridgestone/Firestone, Inc. property;

Thence with the line of Bridgestone/Firestone, Inc. for the next 4 calls: 1.) North 29 degrees 11 minutes 37 seconds West, 144.47 feet to an iron pin (new), said pin being the beginning of a curve to the left, said curve having a central angle of 21 degrees 12 minutes 31 seconds, a radius of 190.00 feet, an arc length of 70.33 feet and a chord of North 39 degrees 47 minutes 51 seconds West, 69.93 feet; 2.) thence with the arc of the above described curve 70.33 feet to an iron pin (new), said pin being the beginning of a curve to the right, said curve having a central angle of 23 degrees 59 minutes 07 seconds, a radius of 350.00 feet, an arc length of 146.52 feet and a chord of North 38 degrees 24 minutes 31 seconds West, 145.45 feet; 3.) thence with the arc of the above described curve 146.52 feet to an iron pin (new), and 4.) South 72 degrees 37 minutes 44 seconds West, 143.95 feet to the point of beginning and containing 315,398 square feet or 7.241 acres according to a survey by Jackie L. Dillehay, Tennessee Registered Land Surveyor #1417, P.O. Box 456, Hartsville, Tennessee 37074, dated August 28, 1995, (Job #7395).

Being a portion of the same property conveyed to Century Capital Investors N, L.P., a Tennessee limited partnership, by deed from Century Capital Investors, Inc., a Tennessee corporation, of record in Book 9558, page 887, Register's Office for Davidson County, Tennessee.

This is unimproved property consisting of 7.241 acres more or less and located on Elm Hill Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as follows:

Restrictive Covenants contained in an instrument of record in Book 6504, page 723, as amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee;

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6335, page 718, Register's Office for Davidson County, Tennessee;

Exceptions to Easement of record in Book 6764, page 105, Register's Office for Davidson County, Tennessee;

Easement for sanitary sewers and/or storm drainage of record in Book 8131, page 937, and Book 8131, page 941, Register's Office for Davidson County, Tennessee;

Deeds of conveyance of water main of record in Book 8131, page 995 and Book 8132, page 1, Register's Office for Davidson County, Tennessee;

Approximate location of proposed 100 year flood line and Flowage Agreement of record in Book 7056, page 688, Register's Office for Davidson County, Tennessee;

Rights of upper and lower riparian owners in and to the waters of Sims Branch located on subject property and the natural flow thereof, free from diminution or pollution;

Easement for sanitary sewers and/or storm drainage of record in Book 8528, page 926, and Book 8425, page 392, Register's Office for Davidson County, Tennessee;

10 foot drainage easement dedicated by plat of record in Book 7900, page 894, Register's Office for Davidson County, Tennessee;

Parking Area of adjoining landowner to south on the Property; and

Real Estate Taxes for 1996 and subsequent years which Grantee does hereby assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of March, 1996.

CENTURY CAPITAL INVESTORS N, L.P.,
a Tennessee Limited Partnership

By: MISS-GEORGIA CORPORATION,
Its: General Partner

By: _____
Thomas W. Colbert, Jr.
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of this property, whichever is greater, is $1,050,000.

_____
AFFIANT

Subscribed and sworn to before me, this 22 day of March, 1996.

_____
NOTARY PUBLIC

My Commission Expires:
9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Thomas W. Colbert, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Miss-Georgia Corporation, the General Partner of Century Capital Investors N, L.P., the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as general partner by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of March, 1996.

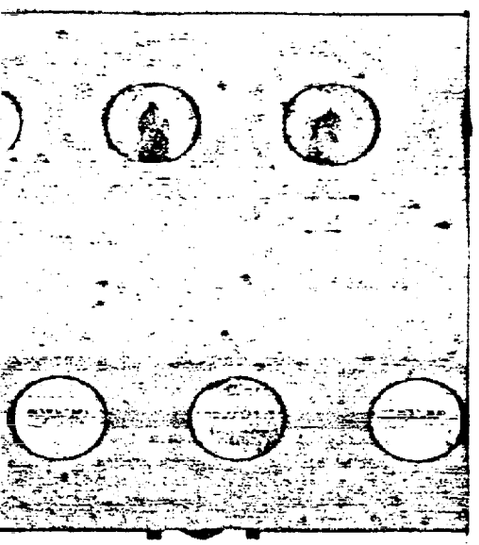
_____
NOTARY PUBLIC

My Commission Expires:
January 29, 1996 2000

H:\KDEN\CENTURYN.DED (March 21, 1996)

92 03/22 0101 03CHECK 3902.00





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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 226

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	1050000.00
CON TX	3885.00
PRFEE	1.00
WDEED	16.00
TOTAL	3902.00
CHECK	3902.00

03/22/96 01 14:08 0001 1592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163055 IDENTIF. ↑ REFERENCE

96 MAR 22 PM 2:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1019631