Box 49 (1)

For Recording Purposes:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 8,550,000.00 .

Affiant

Subscribed and Sworn to before me, this the 19TH day of September, 1996.

Notary Public

Commission Expires:

"OFFICIAL SEAL"
JANET I. IAZO
Notary Public, State of Illinois
My Commission Expires Aug. 31, 2000

BOOK 10197 PG 740

SPECIAL WARRANTY DEED

This document was prepared by:

Katten Muchin & Zavis
525 West Monroe Street
Suite 1600
Chicago, Illinois 60661
Attn: Andrew D. Small, Esq.

After Recording, Mail to:

Rosenberg & Liebentritt, P.C.
Two North Riverside Plaza
Suite 1515
Chicago, Illinois 60606
Attn: Daniel Baskes, Esq.

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
EQR - CANTER CHASE GENERAL PARTNERSHIP	CANTER CHASE PROPERTY Property Tax Department	135-367
Two North Riverside Plaza Suite 450	P.O. Box A3879	
Chicago, IL 60606-2639	Chicago, IL 60690-3879	

STATE OF ILLINOIS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LAKE §

THAT, **CANTER CHASE LIMITED PARTNERSHIP**, an Illinois limited partnership registered to do business in Tennessee under the name of Canter Chase Limited Partnership of Tennessee ("Grantor"), for and in consideration of the sum of EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($8,550,000.00) and other good and valuable consideration in hand paid to the undersigned by **EQR - CANTER CHASE GENERAL PARTNERSHIP**, an Illinois general partnership, whose address is Two North Riverside Plaza, Suite 450, Chicago, IL 60606-2639 ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, has

GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in **EXHIBIT A** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in **EXHIBIT B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

unimproved ( )
This is improved (X) property, known as **1901 Murfresboro Pike, Nashville, Tennessee**

EXECUTED this 19th day of September, 1996.

GRANTOR:

CANTER CHASE LIMITED PARTNERSHIP, an Illinois limited partnership registered to do business in Tennessee under the name of Canter Chase Limited Partnership of Tennessee

By: Canter Chase, Inc., an Illinois corporation, its general partner

By: _____
Name: John Powell
Title: Sr. V.P.

WITNESS:

_____
Louise Bonny

_____
Rita M. Zaritz

■DOCUMENT #: CHGO01A (13577-00449-5) 247795.1;DATE:09/16/96/TIME:15:53 ■

BOOK 10197 PG 742

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

On this 19th day of September, 1996, before me personally appeared Jim Mendelson, who, being by me duly sworn, did say that he is the Authorized Representative of Canter Chase, Inc., a general partner of Canter Chase Limited Partnership and that the said instrument was signed on behalf of said partnership by authority of its articles of agreement; and the said partner(s) acknowledged the said instrument to be the free act and deed of said partnership.

My commission expires:
3/17/2000

Joyce L Lesher
Notary Public Cook County ILLINOIS

"OFFICIAL SEAL"
JOYCE L. LESHER
Notary Public, State of Illinois
My Commission Expires March 17, 2000

Recording fee _____

State Transfer Fee _____

P.N.T.I. Ins. No. _____

Tax Parcel No. 135 - 367

1901 Murfresboro Pike, Nashville, Tennessee

≈DOCUMENT #: CHGO01A (13577-00449-5) 247795.1;DATE:09/17/96/TIME:16:07≈

BOOK 10197 PG 743

EXHIBIT A

LEGAL DESCRIPTION

Canter Chase,
Nashville, TN

BEING a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southwest side of Murfreesboro Road approximately 2255 feet northwest of the centerline of Franklin Limestone Road and also being shown as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Book 6250, page 12, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument located in the East margin of the extension of Harding Place at the northwest corner of Houston T. Ezell as of record in Deed Book 7999, page 890, Register's Office for Davidson County, Tennessee, said point being located South 35° 48' 30" West, 440.00 feet more or less from the centerline of Murfreesboro Road;

THENCE, leaving said East margin South 54' 11' 30" East, 520.78 feet along the West boundary of Houston T. Ezell and the West boundary of Kwik Sak, Inc. as of record in Deed Book 7659, page 126, to a point in what was the West boundary of Reserved Parcel 350 as shown on the Plat of Canter Chase Apartments as of record in Plat book 6250, page 12, Register's Office for Davidson County, Tennessee;

THENCE, with said Reserve Parcel South 05° 07' 31" West, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, page 31, Register's Office for Davidson County, Tennessee;

THENCE, leaving said Reserve Parcel 350 and with the Una Baptist Church North boundary, North 85° 22' 28" West, 55.42 feet to a point;

THENCE, South 05° 07' 31" West, 572.80 feet to a point being a common corner with the Dewey Pedigo, Jr., Trustee property as of record in Deed Book 9546, page 495, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Una Baptist Church property and with Dewey Pedigo, Jr., Trustee boundary, South 50° 05' 40" West, 275.67 feet to a point;

THENCE, North 79° 53' 10" West, 305.66 feet to a point;

THENCE, South 23° 28' 00" West, 315.00 feet to a point in the North boundary of the Howard T. Cherry property as of record in Deed Book 1142, page 408, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Dewey Pedigo, Jr., Trustee property and with Cherry's North boundary, North 85° 24' 27" West, 851.60 feet to a point;

BOOK 10197 PG 744

EXHIBIT A

LEGAL DESCRIPTION
(con't)

Canter Chase,
Nashville, TN

THENCE, North 10° 35' 36" East, 48.03 feet to a point in the East margin of Harding Place extension;

THENCE, with said East margin, North 58° 58' 29" East, 48.38 feet to a point, said point being the beginning of a curve to the left;

THENCE, with said curve having a central angle of 23° 20' 09", a radius of 2566.48 feet, a chord bearing of North 47° 22' 29" East, and a curve distance of 1036.22 feet to a point;

THENCE, North 35° 48' 30" East, 263.68 feet to a point in the South boundary line of the Buford R. Jones property as of record in Deed Book 5894, page 128, Register's Office for Davidson County, Tennessee;

THENCE, leaving said East margin and with the Jones boundary, South 85° 38' 15' East, 58.88 feet to a point;

THENCE, North 03° 32' 18" East 91.75 feet to a point in the East margin of said extension;

THENCE, leaving Jones' property with said East margin, North 35° 48' 30" East 259.23 feet to the point of beginning; Containing 21.58 acres, more or less

CONTAINING 21.58 acres, more or less.

BEING the same property conveyed to Canter Chase Limited Partnership, by Deed of Record in Book 9714, page 150, Register's Office for Davidson County, Tennessee.

Together with an easement for the purpose of erecting and maintaining a sign for the Canter Chase Apartments or its successors or assigns as granted in that sign easement of record in Book 6196, page 738, Register's Office for Davidson County, Tennessee, And more particularly described as follows:

Beginning at a concrete monument located in the Southeast intersection of the proposed extension of Harding Place with the Southwest margin of Murfreesboro Road;

Thence leaving the southwest margin of Murfreesboro Road, South 35 degrees 48 minutes 30 seconds West, 25.00 feet to a point; Thence, South 85 degrees 04 minutes 25 seconds West, 45.68 feet to a point; Thence South 44 degrees 20 minutes 21 seconds West, 20.00 feet to a point; Thence, North 45 degrees 39 minutes 39 seconds West, 25.00 feet to a point in the East margin of said proposed extension of Harding Place; Thence, with said East margin, North 44 degrees 20 minutes 21 seconds East 20.00 feet to a point being the beginning of a radius return to the right; Thence, with said East margin and the radius return to the right having a central angle of a 81 degrees 28 minutes 09 seconds a radius of 60.00 feet and a curve distance of 85.31 feet to the point of beginning. Containing 2,454 square feet. (.056 Acres)

BOOK 10197 PG 745

EXHIBIT B

PERMITTED EXCEPTIONS

1. Deed of Trust given to Kay B. Housch as Trustee(s), recorded in Book 9714, page 154, securing Federal National Mortgage Association, by virtue of assignment recorded in Book 9714, page 188. *

2. ~~Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a current survey would show.~~

3. 1996 Taxes, a lien, which are not yet due and payable, and all subsequent years. Tax Parcel No. 135-367.

4. Rights of tenants in possession under unrecorded lease(s).

5. All matters shown on Plat recorded in Book 6250, page 12, as amended in Book 6647, page 894, including, but not limited to:

   a) Public Utility and Drainage Easement
   b) 20~~18~~" Sewer Line
   c) South Central Bell Easement
   d) 30' Minimum Building Setback Line
   e) 25' Minimum Building Setback Line from Harding Place per Amendment
   f) Proposed Harding Place extension.

6. Terms and Provisions of Sign Easement Agreement of record as set forth in Book 6196, page 738, recorded December 19, 1983.

7. Cable Television License and Right of Entry Agreement of record in Book 9486, page 963, recorded on October 6, 1994.

8. Overhead Line Easement as set forth in instrument recorded in Book 6407, page 894, recorded on October 19, 1984.

9. Twenty Foot Sewer Easement as set forth in instrument recorded in Book 4816, page 310, recorded on May 17, 1974.

10. Twenty Foot Sewer Easement as set forth in instrument recorded in Book 4298, page 565.

11. Twenty Foot Sewer Easement as set forth in instrument recorded in Book 5609, page 758, recorded on June 6, 1980.

12. Storm Water Detention Agreement of record in Book 6254, page 493 recorded March 22, 1984.

* Together with the following supporting document(s):
(a) Fixture Filing of record in Book 9714, pg. 174
(b) Fixture Filing of record in Book 9714, Pg. 181
=DOCUMENT #: CHG001A (13577-00449-5) 247795.1;DATE:09/17/96/TIME:16:07=
(c) Assumption and Release Agreement of record in Book ___, Pg. ___.
(d) UCC-1 Financing Statement of record in Book ___, Pg. ___.

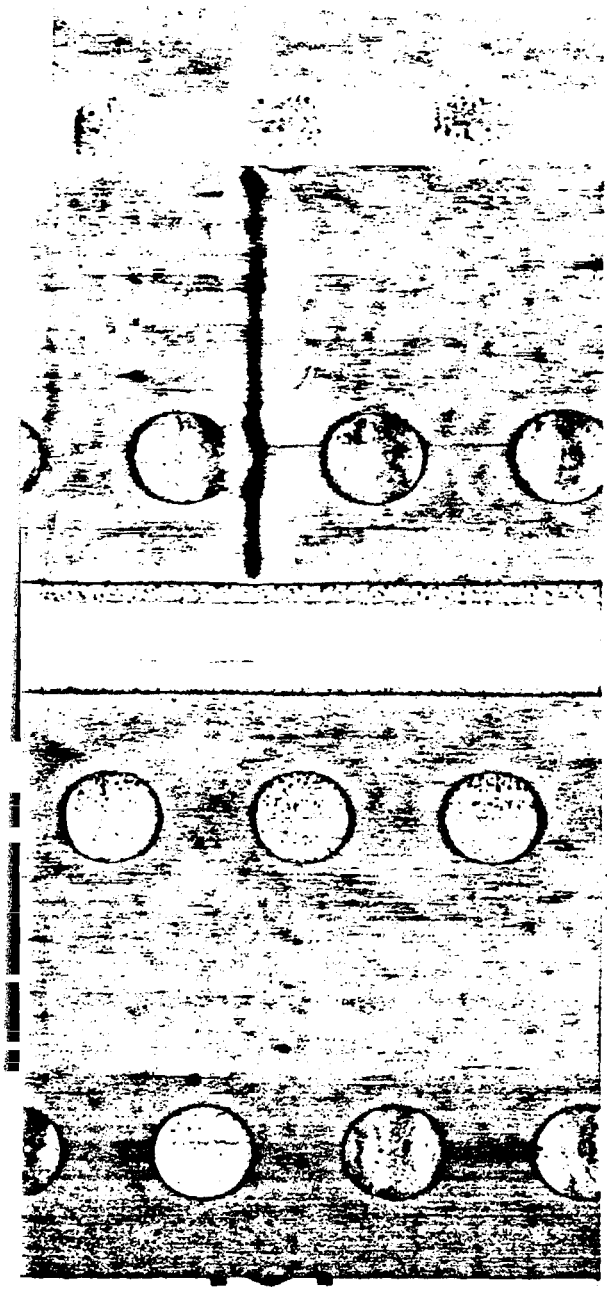
13. Survey, last revised July 31, 1996, prepared by Joseph G. Petrosky Associates, Inc., Surveyors, indicates the following:

(a) Building No. 4 encroaches over Thirty (30') Feet Minimum Building Setback Line by Six (6') feet and by Two (2") inches. ALL as more particularly shown on said survey.

0860 09/20 0101 03CHECK 31664.00

02274493
IDENTIF. A REFERENCE
PICK-UP
96 SEP 20 AM 11:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

■DOCUMENT #: CHG001A (13577-00449-5) 247795.1;DATE:09/17/96/TIME:16:07≈



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10197 PG 747

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	8550000.00
			CON TX	31635.00
			PRFEE	1.00
			WDEED	28.00
			TOTAL	31664.00
			CHECK	31664.00
09/20/96	01		11:24 0001	0860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02274493
IDENTIF. ↑ REFERENCE

96 SEP 20 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033279