0245067 Bonny LJL

IDENTIF. & REFERENCE

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL (JMB)
A Professional Corporation
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219
(615) 726-5600

96 NOV -8 AM 10: 38

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 10254 PG 796

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Post Apartment Homes, L.P.	same
3350 Cumberland Parkway, N.W. Suite 2200	
Atlanta, GA 30339-3363 Attention: Sherry Cohen	
Map & Parcel No.: Map 104-11, Parcel: 356	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, SISTERS OF MERCY OF NASHVILLE, TENNESSEE, INC. (formerly Sisters of Mercy), a non-for-profit corporation organized under the laws of the State of Tennessee being one and the same as the Sisters of Mercy described in Book 4257, page 317, Register's Office for Davidson County, Tennessee, being one and the same as The Sisters of Mercy of Nashville, Tenn. described in Book 306, page 104, said Register's Office, and being one and the same as the Sisters of Mercy Nashville Tenn described in Book 303, page 413, said Register's Office ("Grantor"), has bargained and sold and do hereby transfer and convey unto POST APARTMENT HOMES, L.P., a Georgia limited partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 3 as shown of the Plan of the Resubdivision of Lot 2, St. Bernard's Subdivision, of record in Plat Book 7900, page 814, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being part of the same property conveyed to the Sisters of Mercy by deed of record in Book 4257, page 317, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to the Sisters of Mercy of Nashville, Tenn. by deed of

record in Book 306, page 104, said Register's Office, and a portion of the property conveyed to the Sisters of Mercy Nashville Tenn by deed of record in Book 303, page 413, said Register's Office.

This is unimproved property known as 2021 21st Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his 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 shown on **Exhibit A** attached hereto (the "Permitted Exceptions").

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 claiming by, through, or under it, but not further or otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of November, 1996.

SISTERS OF MERCY OF
NASHVILLE, TENNESSEE, INC.

By: Sister M. Adrian Mulloy RSM
Sister M. Adrian Mulloy, R.S.M.
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 572,000.00 .

John M. Byrd, Jr.
AFFIANT

Subscribed and sworn to before me, this 14th day of November, 1996.

Marilyn T. Lytle
NOTARY PUBLIC

My Commission Expires: MARILYN T. LYTLE, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 1-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10254 PG 798

Personally appeared before me, John M. Bryant, Jr., a Notary Public in and for said County and State, Sister M. Adrian Mulloy, R.S.M., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Sisters of Mercy of Nashville, Tennessee, Inc., the within named bargainor, a not-for-profit corporation, and that she as such President executed the foregoing instrument for the purposes therein cntained, by signing the name of the corporation by herself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 1 day of November, 1996.

NOTARY PUBLIC

My Commission Expires:

9/26/98

EXHIBIT A

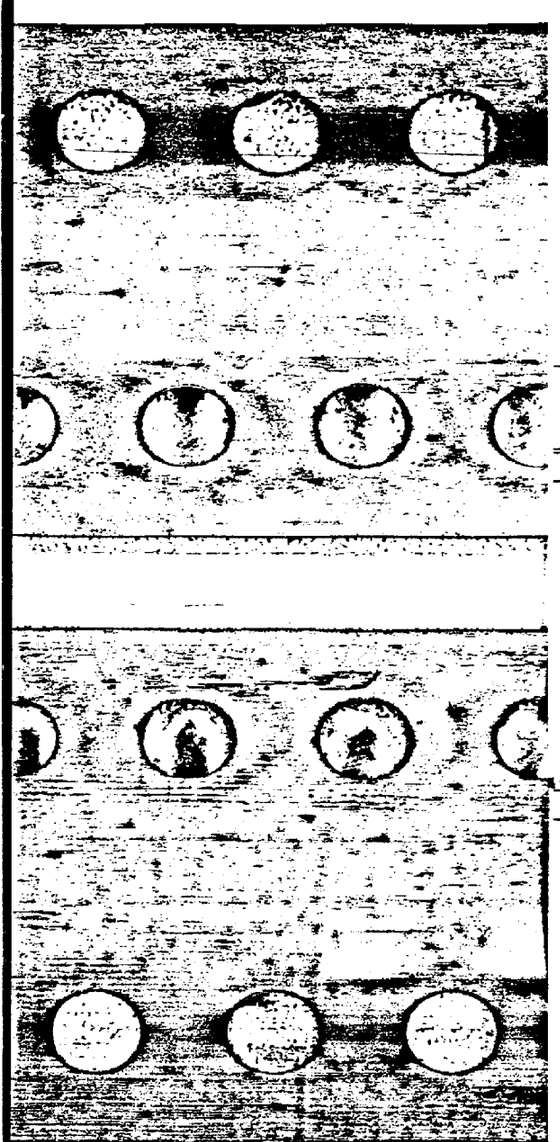
BOOK 10254 PG 799

Permitted Exceptions

1. Real Property Taxes for the year 1996 is a lien which is now due and payable. Real Property Taxes for subsequent years are liens which are not yet due and payable.

2. All matters shown on the Plat of the Resubdivision of Lots 2, 3 and 4 of Saint Bernard's Subdivision prepared by Littlejohn Engineering Associates, Inc., revised October 16, 1996, of record in Plat Book 9700, page 271, Register's Office for Davidson County, Tennessee.

9573 11/03 0101 03C:EDK 2133.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10254 PG 890

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
				CHMT 572000.00
				CON TX 2116.40
				PRFEE 1.00
				WDEED 16.00
				TOTAL 2133.40
				CHECK 2133.40
			11/08/96 01	10:40 0001 9673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02450 67
IDENTIF. # REFERENCE

96 NOV -8 AM 10:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1086589