0245068

IDENTIF. & REFERENCE

Box 18
LJC

This instrument prepared by and
after recording, please return to:
Joshua M. Kamin, Esq.
King & Spalding
191 Peachtree Street, N.E.
Atlanta, Georgia 30303-1763

96 NOV -8 AM 10:38

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 10254 PG 801

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
POST APARTMENT HOMES, L.P. 3350 Cumberland Parkway, N.W. Suite 2200 Atlanta, Georgia 30339-3363 Attention: Sherry W. Cohen	Same	Map 104-11, Parcel 413

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $628,456.11.

Dewey Berry Attorney For Grantee

Affiant

Sworn to and subscribed before me
this 6th day of November, 1996.

Notary Public

My Commission Expires: 3-22-97

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES R. JONES, an individual resident of the State of Tennessee (hereinafter called "Grantor") has bargained and sold, and by these presents does transfer and convey unto POST APARTMENT HOMES, L.P., a Georgia limited partnership (hereinafter called

"Grantee"), its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever, and Grantor does covenant with the Grantee that it is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and it is unencumbered, except as set out on Exhibit B attached hereto and incorporated herein by this reference; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

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.

WITNESS our hand this 6th day of November, 1996.

GRANTOR:

Charles R. Jones [SEAL]
CHARLES R. JONES, an individual resident of the State of Tennessee

BOOK 10254 PG 803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Laura Lincoln, a Notary Public, Charles R. Jones, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 1996.

Laura Lincoln
NOTARY PUBLIC

My Commission Expires: 3-22-97

EXHIBIT A

Legal Description (Jones)

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lot 2 of the Resubdivision of Lot 2 Saint Bernard's Subdivision, as of record in Plat Book 7900, page 814, at the Register's Office for Davidson County, Tennessee, and being part of the property of Charles R. Jones, as of record in Deed Book 9500, page 573, and being bounded on the north by the south right-of-way line of a public unnamed road between the east right-of-way line of Convent Place and the west right-of-way line of Calhoun Avenue, and by Post Apartment Homes L.P. in Deed Book 10169, page 266, on the east by Lot 3 of the Resubdivision of Lot 2 of Saint Bernard's Subdivision, and being the property of Saint Bernard's Sisters of Mercy, as of record in Deed Book 4257, page 317 and on the south and west by the remainder of said Lot 2, and being more particularly described as follows:

BEGINNING at a P.K. nail on the top of a wall at the corner common with said Lot 3 in the south property line of Post Apartment Homes, L.P.;

THENCE with said Lot 3 south 07° 05' 06" west 151.24 feet to an iron rod;

THENCE with a severance line through said Lot 2 for the following two calls:

North 82° 41' 16" west 270.00 feet to a P.K. nail;

North 07° 05' 06" east 151.14 feet to an iron rod in the south right-of-way line of said public unnamed road;

THENCE with the south right-of-way line of said public unnamed road south 82° 42' 31" east 270.00 feet to the point of beginning.

BEING a portion of the same property conveyed to Charles R. Jones by Deed of Record in Book 9500, page 573, Register's Office for Davidson County, Tennessee.

TOGETHER WITH easements appurtenant thereto as set forth in Book 9489, page 106 and set forth in Plat in Book 7900, page 814 and easements appurtenant thereto as set forth in instrument of record in Book 9493, page 943.

BOOK 10254 PG 805

Jones

EXHIBIT B

Permitted Title Exceptions

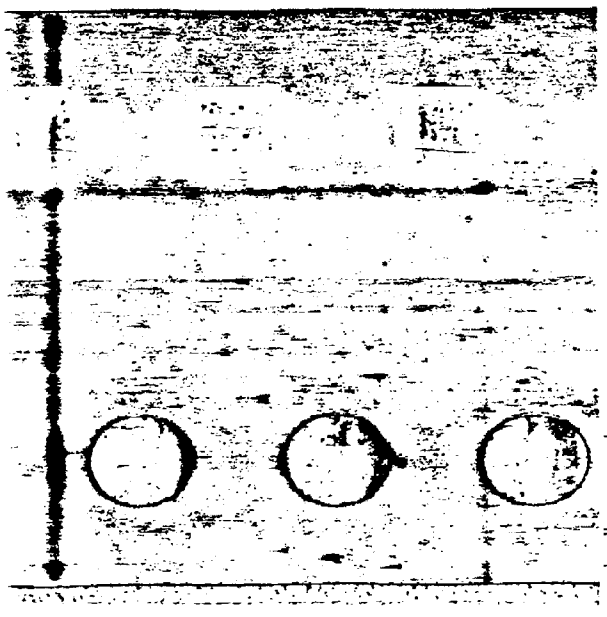
1. 1996 taxes, a lien, which are not yet due and payable.

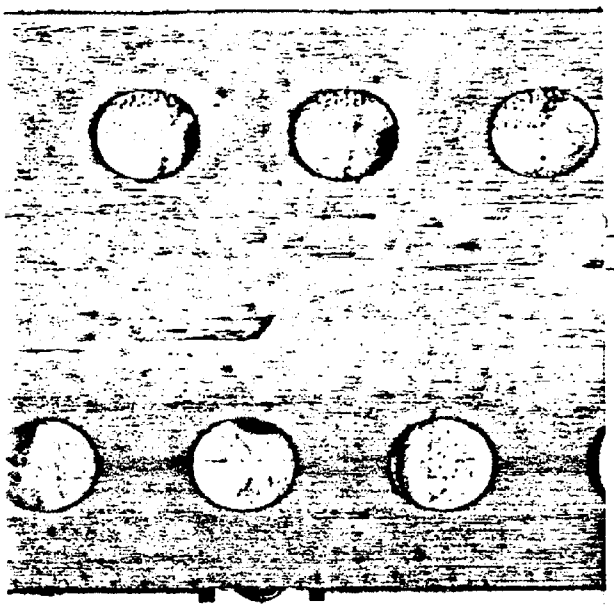
2. Rights of others in Non-Exclusive Perpetual Joint User Ingress and Egress Easement Agreement of record in Book 9489, page 106, Register's Office for Davidson County, Tennessee, as to appurtenant easements only.

3. Storm Water Detention Agreement of record in Book 9493, page 943, aforesaid records, as to appurtenant easements only.

4. 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, aforesaid records.

7674 11/08 01:01 03CHECK 2346.29





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10254 PG 806

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
628456.11
CON TX 2325.29
PRFEE 1.00
WDEED 20.00
TOTAL 2346.29
CHECK 2346.29
11/08/96 01 10:40 0001 9674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245068
IDENTIF. # REFERENCE

96 NOV -8 AM 10:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1086590