Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
WEC 98A LLC 6750 LBJ Freeway Suite 1100 Dallas, Texas 75240	Map-Par. 147-13	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SOUTHERN HILLS REALTY INVESTORS, L.P., a Delaware limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to WEC 98A LLC, a Texas limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all easements appurtenant thereto and all of Grantor's rights in and to all streets, alleys, roads or other rights-of-way or passages, and any strips, gores or pieces of property abutting, adjacent to or contiguous to such land, and all buildings and other improvements thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Storm Water Detention Agreement of record in Book 8681, Page 749. Register's Office for Davidson County, Tennessee.

This is improved property, known as 360 Wallace Road Nashville, Tennessee.

A survey of this property was made by Howard A. Anderson, Registered Land Surveyor, Number 527, Job Number 5629-97, dated November 21, 1997.

TO HAVE AND TO HOLD the Property, with all rights, privileges, appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever in fee simple.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Affiant

Subscribed and sworn to before me this 21st day of January, 1998.

Notary Public
My Commission Expires: 4-28-98

0461389.03
042428-028 01/21/98

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21st day of January, 1998.

SOUTHERN HILLS REALTY INVESTORS, L.P.,
a Delaware limited partnership

By: Health Horizons of Nashville, Inc.,
a Tennessee corporation, General Partner

By: _____

Title: Secretary

By: Sheridan Apartment Service, Inc.,
a Tennessee corporation, General Partner

By: _____

Title: CFO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Pelds Cayle, Notary Public, Jeffrey L. Stockard, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the Secretary of Health Horizons of Nashville, Inc., a Tennessee corporation, and that said corporation is a general partner of Southern Hills Realty Investors, L.P., a Delaware limited partnership, and is authorized by said corporation, said corporation being authorized by Southern Hills Realty Investors, L.P. to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 21st day of January, 1998.

_____
Notary Public

My Commission Expires: 11-28-98

0461389.03
042428-028 01/21/98

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Frances Coley, Notary Public, Calvin R. MacKay, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the CFO of Sheridan Apartment Service, Inc., a Tennessee corporation, and that said corporation is a general partner of Southern Hills Realty Investors, L.P., a Delaware limited partnership, and is authorized by said corporation, said corporation being authorized by Southern Hills Realty Investors, L.P. to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 21st day of January, 1998.

Frances Coley

Notary Public

My Commission Expires: My Commission Expires July 29, 1999

FRANCES COLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

0461389.03
042428-028 01/21/98

EXHIBIT A

A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF WALLACE ROAD IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE NORTHERN RIGHT-OF-WAY MARGIN OF WALLACE ROAD, SAID ROD BEING THE SOUTHEAST CORNER OF THE SOUTHERN HILLS CONDOMINIUMS PROPERTY AS OF RECORD IN DEED BOOK 6594, PAGE 540, R.O.D.C., TENNESSEE; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE EASTERN LINE OF THE SOUTHERN HILLS CONDOMINIUMS PROPERTY N 2° 58' 58" E 415.38 FEET TO AN IRON ROD ON THE SOUTHERLY PROPERTY LINE OF THE BROOKRIDGE APARTMENTS, LTD., PROPERTY AS OF RECORD IN DEED BOOK 6250, PAGE 335, R.O.D.C., TENNESSEE; THENCE S 86° 30' 59" E 150.00 FEET TO AN IRON ROD; THENCE S 2° 58' 58" W 314.07 FEET TO AN IRON ROD IN THE NORTHERN RIGHT-OF-WAY OF WALLACE ROAD; THENCE ALONG SAID RIGHT-OF-WAY WITH THE CHORD OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1407.40 FEET, AN ARC LENGTH OF 180.41 FEET AND AN INTERIOR ANGLE OF 7° 20' 41", S 59° 17' 03" W 180.29 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.26 ACRES, MORE OR LESS.

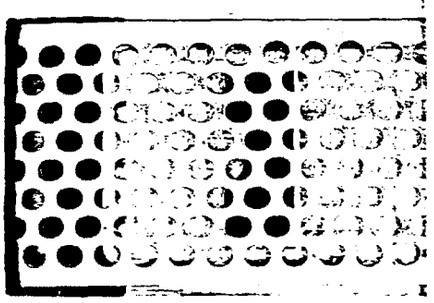
BEING THE SAME PROPERTY CONVEYED TO SOUTHERN HILLS REALTY INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED FROM HEALTH HORIZONS OF NASHVILLE, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 8817, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4567 01/22 0101 03CHECK 12967.00

0392458
IDENTIF. & REFERENCE

98 JAN 22 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 474

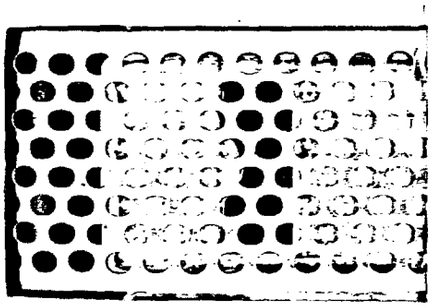
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
3500000.00
CON TX 12950.00
PRFEE 1.00
WDEED 16.00
TOTAL 12967.00
CHECK 12967.00

01/22/98 01 14:14 0001 4567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0392458
IDENTIF. & REFERENCE

98 JAN 22 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1245185