BOOK 10778 PG 130 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
The Park at Hillside, LLC One NationsBank Plaza 414 Union Ave., Fifth Floor Nashville, Tennessee 37219	same	105-060-24
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JSK) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, EDGEHILL APARTMENTS I JOINT VENTURE, a Tennessee general partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to THE PARK AT HILLSIDE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Edgehill Avenue and Hillside Avenue and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Edgehill Avenue, said point being the easterly end of the return of the intersection with Hillside Avenue; Thence, with the southerly margin of Edgehill Avenue, S 82 09' 00" E, 436.88 feet to a point; Thence, with a curve concave to the south having a radius of 20.00 feet, a central angle of 90 15' 00" and a chord of S 37 01' 30" E, 28.35 feet for an arc length of 31.50 feet to a point in the westerly margin of a 20-foot alley; Thence, with said westerly margin, S 08 06' 00" W, 130.14 feet to a point; Thence, S 06 14' 00" E, 166.12 feet to a point; Thence, with a curve concave to the east having a central angle of 79 26' 00", a radius of 40.00 feet and a chord of S 45 57' 00" E, 51.12 feet for an arc length of 55.45 feet to a point; Thence, S 85 40' 00" E, 1.27 feet to a point; Thence, with a curve concave to the south having a central angle of 90 34' 00", a radius of 20.00 feet and a chord of S 40 23' 00" E, 28.42 feet for an arc length of 31.61 feet to a point; Thence, S 04 54' 00" W, 111.87 feet to a point; Thence, with a curve concave to the west having a central angle of 89 26' 00", a radius of 20.00 feet and a chord of S 49 37' 00" W, 28.14 feet for an arc length of 31.22 feet to a point in the northerly margin of another 20-foot alley; Thence, with said northerly margin, N 85 40' 00" W, 663.12 feet to a point; Thence, with a curve concave to the north having a central angle of 42 00' 00", a radius of 50.00 feet and a chord of N 64 40' 00" W, 35.84 feet for an arc length of 36.65 feet to a point; Thence, N 43 40' 00" W, 2.97 feet to a point; Thence, with a curve concave to the north having a central angle of 87 20' 00", a radius of 20.00 feet and a chord of N 00 00' 00" E, 27.62 feet for an arc length of 30.49 feet to a point in the easterly margin of Hillside Drive; Thence,

with said Hillside Drive and a curve concave to the north having a central angel of 30 49' 11", a radius of 625.00 feet and a chord of N 28 15' 25" E, 332.15 feet for an arc length of 336.19 feet to a point; Thence, N 12 51' 00" E, 160.56 feet to a point; Thence, with a curve concave to the east having a central angle of 85 00' 00", a radius of 25.00 feet and a chord of N 55 21' 00" E, 33.78 feet for an arc length of 37.09 feet to the point of beginning, containing 291,345 square feet or 6.69 acres, more or less.

Being the same property conveyed to Grantor herein by Deed of record in Book 7357, Page 902, Office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee, easement of record at Book 3618, page 492, easement reserved in Ordinance #69-781 of The Ordinances of Metropolitan Government of Nashville and Davidson County, Tennessee and recorded in Book 4346, Page 878; and easement reserved in Ordinance #68-512 of The Ordinances of Metropolitan Government of Nashville and Davidson County, Tennessee and recorded in Book 4252 page 502 all in the Office of the Register of Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 29th day of January, 1998.

EDGEHILL APARTMENTS I JOINT VENTURE, a general partnership

By: Real Property Services Corp., general partner

By: Patricia M Green
Patricia M. Green, Vice President

SEE ATTACHED CALIFORNIA UNIFORM ACKNOWLEDGMENT

Property Address: Edgehill Apartments, Nashville, Tennessee
Recording Fee and Transfer Tax: $ 2538.25

BK/10778PG132

NOTARY ACKNOWLEDGMENT FORM
CALIFORNIA

State of California)
) ss.
County of San Diego)

On January 29, 1998, before me, a Notary Public in and for said County and State, personally appeared Patricia M. Green, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

CHER ANN FELL
Commission #1061947
Notary Public - California
San Diego County
My Commission Expires June 14, 1999

Signature of Notary Public

98 JAN 30 PM 3:48
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0395593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 682,500.

Affiant

Subscribed and sworn to before me this 30th day of January, 1998.

Notary Public
My Commission Expires:

BARBARA S. WILLIAMS
Notary Public Davidson Co. TN
My Comm. Expires May 30, 1999

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

7935 01/30 0101 03CHECK 2538-25

rlr/forms/Notary Acknowledgment Form (CA)

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

RECEIVED OF _____

FOR _____

BK/PG 10779:133

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
682500.00
CON TX 2525.25
PRFEE 1.00
WDEED 12.00
TOTAL 2538.25
CHECK 2538.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/98 01 15:58 0001 7935

0395593
IDENTIF. & REFERENCE

98 JAN 30 PM 3:48

REGISTER
DAVIDSON COUNTY, TN.

No.1248510