Box 37
JSK

BOOK 11005 PAGE 354

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
900 Brookstone Centre Pkwy. Columbus, Georgia 31904	900 Brookstone Centre Pkwy. Columbus, Georgia 31904	Tax Map 114, Part of Parcel 210, Part of Parcels 212 and 213
This instrument prepared by: Cashin, Morton & Mullins 1360 Peachtree Street, Two Midtown Plaza, Suite 1900 Atlanta, Georgia 30309		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **OLD HICKORY REAL ESTATE PARTNERS**, a Tennessee general partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to **MID-AMERICA APARTMENTS, L.P.**, a Tennessee limited partnership ("Grantee"), their respective heirs, legal representatives, successors and assigns, certain land in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs, legal representatives, successors and assigns, forever.

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

1. Those matters appearing in Exhibit "B" attached hereto and incorporated herein by this reference.

STATE OF GEORGIA
COUNTY OF MUSCOGEE

The actual consideration or value, whichever is greater, for this transfer is $2,929,500.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 1998.

Notary Public
My Commission Expires: 06-03-01

NOTARY PUBLIC MUSCOGEE

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, their respective heirs, legal representatives, successors and assigns against the lawful claims of all persons, claiming by, through or under said Grantor, and no others.

Executed this 1 day of July, 1998.

GRANTOR:

OLD HICKORY REAL ESTATE PARTNERS, a Tennessee general partnership

BY: CARMICHAEL & CARMICHAEL, INC., a Tennessee corporation, a general partner

By: _____

Its: President

This is unimproved property, known as Sonya Drive, Nashville, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Joe Vette Clock~~ Oliver Carmichael, III, President of Carmichael & Carmichael, Inc., a Tennessee corporation, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

(INC)

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1998.

_____
Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE

EXHIBIT "A"
LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete right-of-way monument at the intersection of the northerly terminus of Sonya Drive, width varies, and the southeasterly right-of-way line of Interstate 40, width varies;

Thence leaving the northerly terminus of Sonya Drive, with the southeasterly right-of-way line of Interstate 40 North 47 degrees 55 minutes 08 seconds East, 1293.70 feet to an existing concrete right-of-way monument;

Thence North 51 degrees 13 minutes 54 seconds East, 339.88 feet to an existing concrete right-of-way monument;

Thence North 35 degrees 50 minutes 15 seconds East, 311.76 feet to an iron rod set;

Thence along a curve to the left, with an arc length of 284.33 feet, the radius of which is 5879.58 feet, the central angle of which is 02 degrees 46 minutes 15 seconds, the chord of which is North 40 degrees 17 minutes 55 seconds East, 284.30 feet to an existing conrete right-of way monument;

Thence North 39 degrees 00 minutes 03 seconds East, 616.95 feet to an existing concrete right-of-way monument;

Thence South 51 degrees 11 minutes 49 seconds East, ~~58.94~~ feet to an existing concrete right-of-way monument;

Thence North 38 degrees 51 minutes 29 seconds East, 364.48 feet to an existing concrete right-of-way monument;

Thence North 38 degrees 40 minutes 45 seconds East, 202.16 feet an existing iron rod at a corner common with the property of the addition to West Meade Hills, as of record in Plat Book 3600, Page 18, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southeasterly right-of-way line of Interstate 40, with the westerly property line of said addition to West Meade Hills, South 05 degrees 29 minutes 00 seconds West, 452.20 feet to an existing iron rod at a corner common with the property of the Nashville Electric Power Board (NES), as of record in Deed Book 2692, Page 207, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Nashville Electric Power Board (NES) South 05 degrees 45 minutes 37 seconds West, 399.93 feet to an existing iron rod at a corner common with the property of Section Five, West Meade Hills, as of record in Plat Book 3300, Page 98 at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Section, Five, West Meade Hills, South 05 degrees 39 minutes 49 seconds West, 35.00 feet to an iron rod set;

Thence with a severance line through the property of Old Hickory Real Estate Partners, as of record in Deed Book 6736, Page 472, at the Register's Office for Davidson County, Tennessee South 29 degrees 59 minutes 39 seconds West, 1265.00 feet to an iron rod set;

Thence South 45 degrees 15 minutes 13 seconds West, 971.73 feet to an iron rod set;

Thence continuing with the severance line through said Old Hickory Real Estate Partners and through the property of Old Hickory Real Estate Partners, as of record in Deed Book 6736, Page 868, at the Register's Office for Davidson County, Tennessee South 24 degrees 29 minutes 05 seconds East, 1009.00 feet to an iron rod set in the northerly property line of the property of Ernest Coleman Midgett, as of record in Deed Book 8567, Page 334, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Ernest Coleman Midgett South 77 degrees 27 minutes 53 seconds West, 120.00 feet to an existing concrete monument;

Thence South 30 degrees 23 minutes 05 seconds West, 292.47 feet to an existing iron rod at a corner common with the property of Howard L. Salyer, as of record in Deed Book 5375, Page 806, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Howard L. Salyer North 83 degrees 21 minutes 44 seconds West, 147.45 feet to an iron rod set;

Thence North 82 degrees 50 minutes 18 seconds West, 100.02 feet to an existing iron rod;

Thence North 86 degrees 48 minutes 18 seconds West, 100.00 feet to an iron rod set;

Thence with a severance line through the property of said Old Hickory Real Estate Partners North 43 degrees 37 minutes 14 seconds West, 460.00 feet to an iron rod set;

Thence North 25 degrees 47 minutes 37 seconds West, 520.29 feet to an iron rod set;

Thence North 74 degrees 54 minutes 51 seconds West, 643.13 feet to an iron rod set in the southeasterly right-of-way line of said Sonya Drive;

Thence with the southeasterly right-of-way line of Sonya Drive North 47 degrees 25 minutes 12 seconds East, 71.01 feet to an existing iron rod at a corner common with the property of Mohammed Ismail Mohammed, as of record in deed book 9755, page 192, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Mohammed Ismail Mohammed South 74 degrees 54 minutes 51 seconds East, 548.53 feet to an iron rod set;

Thence with a severance line through said Mohammed Ismail Mohammed North 28 degrees 15 minutes 17 seconds West, 288.20 feet to an existing iron rod at a corner common with the property of West Nashville Cumberland Presbyterian Church, as of record in Deed Book 5852, Page 306, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said West Nashville Cumberland Presbyterian Church North 12 degrees 45 minutes 38 seconds West, 205.93 feet to an existing concrete right-of-way monument in the northerly terminus of said Sonya Drive;

Thence with the northerly terminus of Sonya Drive North 13 degrees 08 minutes 16 seconds West, 63.13 feet to the point of beginning. All as shown on that certain ALTA/ACSM Land Title Survey prepared for Mid-America Apartments, L.P. by Cherry Land Surveying dated June 15, 1998, last revised June 29, 1998, bearing the seal of Jimmy W. Springer, Tennessee Registered Land Surveyor No. 825. Containing 3,066,044 square feet (70.387 acres more or less).

Being part of the same property conveyed to Old Hickory Real Estate Partners, as of record in Deed Book 6736, Page 472, and Deed Book 6736, Page 868, and part of the property conveyed to Mohammed Ismail Mohammed, as of record in Deed Book 9755, Page 192, the Register's Office for Davidson County, Tennessee.

EXHIBIT "B" BOOK 11005 PAGE 359

PERMITTED TITLE EXCEPTIONS

1. 1998 taxes and subsequent years not yet due and payable, which have been prorated between the parties and assumed by Grantor.

2. Easement for right of way of the Tennessee Electric Power Company, of record in Book 787, Page 3, Register's Office for Davidson County, Tennessee.

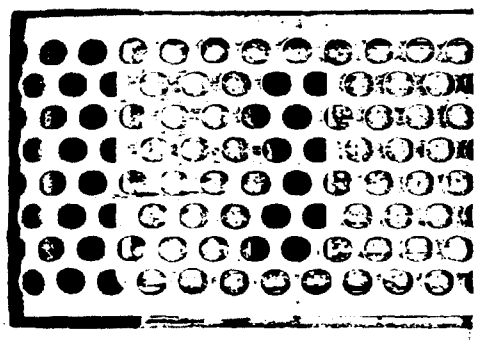
3. Lack of Direct access to Federal Interstate Highway No. 1-40, from the premises in question, such right of access having been granted the State of Tennessee, by instrument of record in Book 3069, Page 491, Register's Office for Davidson County, Tennessee.

4. Easement to Nashville Electric Service in the northeastern corner of said property, of record in Book 4558, Page 802, Register's Office for Davidson County, Tennessee.

5. Easement for overhead lines of record in Book 6230, Page 156, Register's Office for Davidson County, Tennessee.

6. Easement for overhead lines of record in Book 6623, Page 646, Book 3600, Page 98 and Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

0458549
RECEIVED FOR REFERENCE
98 JUL -2 PM 4:25
DAVIDSON COUNTY TN
9359 07/02 0101 03CHECK 10866.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

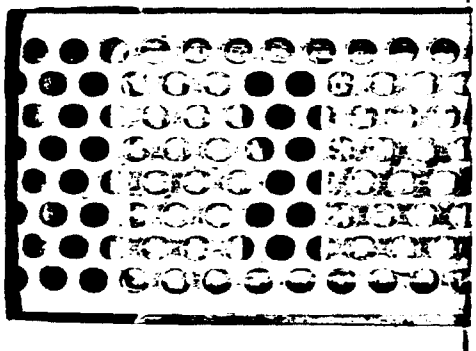
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 2929500.00
CON TX 10839.15
PRFEE 1.00
WDEED 24.00
CFEE 2.00
TOTAL 10866.15
CHECK 10866.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9359



0458549
IDENTIF. & REFERENCE

98 JUL -2 PM 4:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1315127