BOOK 11125 PAGE 191

Box 49
36835

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY BARRETT B. SUTTON, JR.,
TUKE YOPP & SWEENEY, PLC, SUITE 1100, NATIONSBANK PLAZA
414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: **GCC-Castile, L.P.**, a Tennessee limited partnership

GRANTEE: **Castile Apartments, L.L.C.**, a Georgia limited liability company

---

Address New Owner as Follows:	**Send Tax Bills:**	**Map Parcel No.**
Castile Apartments, L.L.C. c/o Dominion Management 390 N.E. Expressway Access Suite 400 Atlanta, GA 30341	Same	120-5-201 and 120-1-139

****

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by **Castile Apartments, L.L.C.**, a Georgia limited liability company ("Grantee"), and other good and valuable

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: Three Million, Nine Hundred Thirty Thousand and No/100 ($3,930,000) Dollars.

_____
Affiant

Sworn to and subscribed before me, this 2 **day of** Sept, **1998.**

_____
Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires July 1, 2000

My Commission Expires: _____.

220190.5 8/20/98

GCC/Castile

consideration, the receipt of which is hereby acknowledged, **GCC-Castile, L.P.**, a Tennessee limited partnership ("Grantor"), does hereby bargain, sell and convey to Grantee, its successors and assigns a certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference ("Property").

The Property is improved property located at 1199 Murfreesboro Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property 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 Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted by, through, or under Grantor, except as may be reflected by those matters set forth on Exhibit B.

Except as to those matters set forth on Exhibit B, Grantor does further covenant and bind Grantor, 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, but not otherwise.

By acceptance of this Deed, Grantee assumes all obligations of Grantor under that certain Deed of Trust of record in Book 9999, page 636, in the Register's Office for Davidson County, Tennessee, as modified in Book 10186, page 817, said Register's Office, the Assignment of Leases and Rents of record in Book 9999, page 685, said Register's Office, and all promissory notes and other loan documents which are secured by or executed in connection with said instruments.

THE PROPERTY IS CONVEYED TO GRANTEE "AS-IS, WHERE-IS, WITH ALL FAULTS" AND WITHOUT REPRESENTATION, AGREEMENT, OR WARRANTY, EXPRESS OR IMPLIED, EXCEPT AS SPECIFICALLY SET FORTH IN THIS DEED.

Witness my hand this 4th day of September, 1998.

GCC-CASTILE, L.P.,
a Tennessee limited partnership

By: General Capital JF Corporation, a Tennessee corporation, its general partner

By: _____
Charles D. Biter

Title: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melissa M. Scott, a Notary Public of said County and State, personally appeared Charles D. Biter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of General Capital JF Corporation, a corporation, the general partner of GCC-Castile, L.P., the within named bargainor, a limited partnership, and that he as such Executive Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of himself as Executive Vice President of General Capital JF Corporation, general partner of GCC-Castile, L.P.

Witness my hand and seal, at Office in Nashville, this 4th day of September, 1998.

_____
Notary Public

My Commission Expires: May 27, 2001

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Glengarry Park Commercial Development, Section II, as record in Book 4175, page 16, in the Register's Office of Davidson County, Tennessee, and a part of Lot No. 337, Glengarry Park, Section 3, as of record in Book 2900, page 25, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

COMMENCING at a concrete monument in the westerly right-of-way margin of Glengarry Drive, said monument being the end of a curve return with a radius of 25 feet; thence with the westerly right-of-way margin of Glengarry Drive the following calls; South 41 deg. 05' West 25 feet to a point; thence with a curve to the left having a central angle of 25 deg. 25' 27" and a radius of 281.7 feet a distance of 125 feet to an iron rod, the point of beginning; thence with said right-of-way margin along a curve to the left having a central angle of 28 deg. 13' 51", a radius of 281.7 feet, a chord of South 1 deg. 43' 00" West 137.5 feet, a distance of 138.8 feet to a concrete monument; thence South 12 deg. 35' 00" East 75.5 feet to a concrete monument; thence along a

curve to the right having a central angle of 33 deg. 57' 55", a radius of 357.2 feet, a chord of South 4 deg. 09' 00" West 208.7 feet, a distance of 211.75 feet to an iron rod; thence leaving said right-of-way North 59 deg. 05' 00" West 119.9 feet to an iron rod; thence North 22 deg. 00' 00" West 243.06 feet to an iron rod; thence North 63 deg. 23' 00" West 138.08 feet to a concrete monument; thence North 48 deg. 56' 00" West 1259.5 feet to a concrete monument; thence North 40 deg. 46' 00" West 183.04 feet to an iron rod; thence North 54 deg. 01' 00" East 168.28 feet to an iron rod; thence South 48 deg. 56' 00" East 1397.4 feet to an iron rod; thence North 41 deg. 14' 00" East 43.9 feet to an iron rod; thence South 48 deg. 46' 00" East 140.1 feet to an iron rod; thence South 74 deg. 09' 00" East 68.8 feet to the point of beginning, containing 8.23 acres, more or less.

TOGETHER with easements appurtenant to said property as shown on Plats in Plat Book 4300, page 9 and Book 4175, page 16, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to GCC-Castile, L.P., by Deed of Record in Book 9128, page 776, Register's Office for Davidson County, Tennessee.

BEING the same property as shown on that certain "As Built Survey for Castile Apartments," dated March 11, 1996, prepared by A & A Engineers, Inc. and bearing the seal of Howard W. Anderson, Tenn. R.L.S. No. 527.

EXHIBIT B

Encumbrances

1. Deed of Trust of record in Book 9999, page 636, Register's Office for Davidson County, Tennessee, as modified in Book 10186, page 817.

2. Assignment of Leases and Rents of record in Book 9999, page 685, said Register's Office.

3. UCC-1 Financing Statement recorded in Book 9999, page 694, said Register's Office, as assigned in Book 10562, page 550, said Register's Office.

4. 1998 Real Estate taxes and/or any assessments levied or assessed subsequent to the date hereof. Tax Parcel Nos. 120-5-201 and 120-1-139.

5. Matters shown on the Plat recorded in Book 4175, page 16, in said Register's Office.

6. Matters shown on the Plat recorded in Book 2900, page 25, said Register's Office.

7. Rights of residential tenants under unrecorded leases.

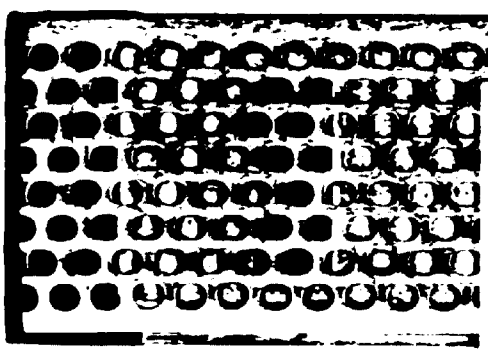
8. Restrictions as set forth in Deed Book 2960, page 5, said Register's Office.

9. Any state of facts that an accurate survey might show, including, without limitation, matters shown on survey 5476-96, dated 3/11/96, prepared by A & A Engineers, Inc., Surveyors.

10. Terms and provisions of an unrecorded laundry lease.

11. Any other covenants, restrictions, easements and agreements of record.

0491514
IDENTIFICATION REFERENCE
98 SEP 24 PM 1:40
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.
4689 09/24 0101 03CHECK 14564.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

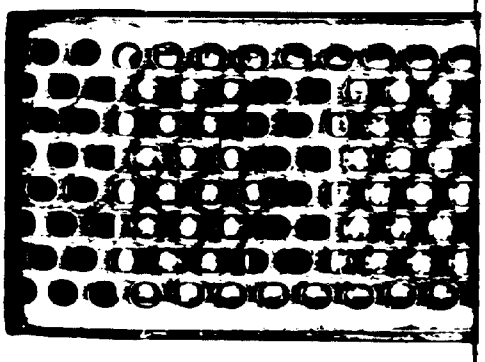
RECEIVED OF _____

FOR _____

BOOK 11125 PAGE 196

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 3930000.00
				CON TX 14541.00
				PRFEE 1.00
				WDEED 20.00
				CFEE 2.00
				TOTAL 14564.00
				CHECK 14564.00
09/24/98	01			13:43 0001 4689



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491514
IDENTIF. ↑ REFERENCE

98 SEP 24 PM 1:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1350031