Box 49

Instr:200003310032366 Page: 1 OF 5
REC'D FOR REC 03/31/2000 1:24:06PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $34410.00

The Lakes Apartments

ADDRESS NEW OWNER	MAP-PARCEL NUMBERS	SEND TAX BILL TO:
Lakes Multi-Family, L.L.C. and Joyce Marie Jones Eidson and Charles W. Eidson, as Tenants in Common Attn: Mr. Steven Zalkind 4300 Haddonfield Road, Suite 314 Pennsauken, New Jersey 08109	109-12	Owner
This instrument prepared by: United Dominion Realty Trust, Inc., 10 South Sixth Street, Richmond, Virginia 23219-3802		

WARRANTY DEED

THIS INSTRUMENT was executed and delivered as of March 31st, 2000, by and among UNITED DOMINION REALTY, L.P., a Virginia limited partnership (the "Grantor"), Lakes Multi-Family, L.L.C., a Tennessee limited liability company and Joyce Marie Jones Eidson and Charles W. Eidson, as Tenants in Common (the "Grantee") and UNITED DOMINION REALTY TRUST, INC., a Virginia corporation ("United Dominion").

WHEREAS, United Dominion previously contributed the Property (as hereinafter defined) to the Grantor and evidenced its contribution of its partnership interest by conveying title to the Property to Grantor by unrecorded deed dated December 29, 1995;

WHEREAS, United Dominion joins in this deed for the purposes of evidencing its conveyance to Grantor and quitclaiming to Grantee any interest it may have in the Property;

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, all of Grantor's right, title and interest in and to the land in the City of Nashville, County of Davidson, Tennessee, more particularly described on Exhibit A-1 attached hereto, and incorporated by this reference, together with all appurtenances thereto belonging (the "Property").

TO HAVE AND TO HOLD THE PROPERTY unto the Grantee, its successors and assigns, forever.

United Dominion does hereby sell and quitclaim to Grantee all of United Dominion's right, title and interest in and to the Property.

This conveyance is made subject to any and all easements, restrictions and other matters set forth on Exhibit B attached hereto and incorporated by this reference (the "Permitted Exceptions").

The Grantor covenants with the 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 for the Permitted Exceptions.

The Grantor, its successors and assigns, shall forever warrant, indemnify and defend the Grantee, its successors and assigns, against all lawful claims against the Property (other than the Permitted Exceptions) of all parties claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor and United Dominion have executed and delivered this Deed as of March 31st, 2000.

UNITED DOMINION REALTY, L.P.,
a Virginia limited partnership

By: UNITED DOMINION REALTY TRUST, INC.,
General Partner

By: _____

Its: V. P.

UNITED DOMINION REALTY TRUST, INC., a Virginia corporation

By: _____

Its: V. P.

STATE OF VIRGINIA
CITY OF RICHMOND

Personally appeared before me JOYCE-HELEN SCHRADER Notary Public, PATRICK C. EGAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes herein contained and who further acknowledged that he is the VICE PRESIDENT of United Dominion Realty, L.P., a Virginia limited partnership, and is authorized to executed this instrument on behalf of said company.

WITNESS my hand, at office, this 29th day of March, 2000.

Joyce-Helen Schrader
Notary Public
My Commission Expires: January 31, 2003

STATE OF VIRGINIA
CITY OF RICHMOND

Personally appeared before me JOYCE-HELEN SCHRADER Notary Public, PATRICK C. EGAN, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes herein contained and who further acknowledged that he/she is the VICE PRESIDENT of United Dominion Realty Trust, Inc., a Virginia corporation, and is authorized to executed this instrument on behalf of said company.

WITNESS my hand, at office, this 29th day of March, 2000.

Joyce-Helen Schrader
Notary Public
My Commission Expires: January 31, 2003

STATE OF VIRGINIA
CITY OF RICHMOND

The actual consideration or value, whichever is greater, for this transfer is $9,300,000.00.

Subscribed and sworn to before me this
31 day of March, 2000.

Affiant

Notary Public
My Commission Expires: January 31, 2003

Return to:
Lakes Multi-Family, L.L.C.
c/o Resource Investments Limited, L.L.C.
4300 Haddonfield Road, Suite 314
Pennsauken, New Jersey 08109

Property Address:

100 Lincoya Bay Dr.
Nashville, TN 37214

G:\PROPERTY\tnport\DEEDlakes.doc

The Lakes

EXHIBIT A-1

EXHIBIT "A"

TRACT NO. 1:

All that certain tract, parcel or phase of land, lying and being in Nashville, Davidson County, Tennessee, known as The Lakes Apartments - Phase I, with all improvements thereon and appurtenances thereunto belonging, as shown on the plat by Crawford Land Surveying, dated July 17, 1993, and entitled "ALTA/ACSM Land Title Survey, The Lakes Apartments - Phase I", reference to the plat is made for a more particular description of said property, and incorporated herein by reference, with said property being bounded and described in accordance with the plat as follows:

Beginning at an iron pin which is the northwest corner of Phase I; thence, S81-17-07E, 400.00 feet to an iron pin;

Thence, N86-55-42E, 221.96 feet to an iron pin;

Thence, S82-26-33E, 700.00 feet to an iron pin and being the northeast corner of Phase I;

Thence, along the common property line with the U.S. Government (J. Percy Priest Reservoir), S11-07-00W, 400.53 feet to an iron pin;

Thence, S16-54-35E, 329.83 feet to an iron pin and being the southeast corner of Phase I;

Thence, N82-26-33W, 589.80 feet to a concrete monument;

Thence, N82-58-14W, 847.86 feet to a concrete monument and being the southwest corner of Phase I;

Thence, N08-02-58E, 517.18 feet to a concrete monument;

Thence, N08-46-59E, 157.82 feet to the point of beginning, containing 21.07 acres, more or less.

Together with an easement for ingress and egress and for utilities across certain adjoining property, known as Phase II, as shown on plat of record in Book 5200, Page 728, and as set forth in easement agreement, dated November 30, 1983 and recorded December 1, 1983, in Deed Book 6185, Page 216, as amended by easement agreement, dated March 23, 1988, and recorded March 24, 1988, in Deed Book 7498, Page 726, R.O.D.C.,TN.

The above described property was conveyed to United Dominion Realty Trust, Inc., a Virginia corporation, by General Warranty Deed from The Lakes Apartments Associates, a Georgia general partnership, acting by and through its duly authorized Managing General Partner, LEH Nashville, Ltd., an Alabama limited partnership, of record in Book 9081, page 249, Register's Office for Davidson County, Tennessee.