PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $2,800,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of November, 2000.

Notary Public
My Commission Expires: Jan 10, 2002

Sworn to and subscribed before me this 30th day of November, 2000.
Linda A. Connelly Com. Exp. 4/22/03

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
545 Mainstream Drive, Suite 101
Nashville, Tennessee 37228

SEND TAX BILL TO:
SAME

Map: 51-8, Parcel: 82

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JES Realty, LLC, a Tennessee Limited Liability Company, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Liberty Circle Associates, L.P., a Tennessee limited partnership, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as Crown Chalet Apartments, 201 East Palestine Boulevard, Madison, Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. County Property Taxes for 2000 and subsequent years, a lien not yet due and payable.
2. Plan of record in Plat Book 421, page 129, Register's Office for Davidson County, Tennessee.
3. Memorandum of Lease by and between Nashro Corporation and Web Service Company, Inc., of record in Book 9239, page 970, Register's Office for Davidson County, Tennessee.
4. Easements for utilities as shown on a survey by John Wright, dated October 5, 1972.
5. Subject to the rights of tenants under any unrecorded leases.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; Grantor does further covenant with said Grantee that Grantor has a good right to convey the land, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant

Davidson County DEEDWARR
Recvd: 12/01/00 13:53 3pgs
Fees:15.00 Taxes:10360.00
20001201-0118123

and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of persons claiming by and through Grantor, but no other.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand as of this 30th day of November, 2000.

GRANTOR:
JES REALTY, LLC,
A Tennessee Limited Liability Company

BY: _____

TITLE: Chief Manager

STATE OF New York)
COUNTY OF New York)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, John T. Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of JES Realty, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS MY HAND AND SEAL, at office in New York City, this 22 day of November, 2000.

_____
Notary Public

My Commission Expires: Jan 10, 2002.

RANNYLIN S. DALLEY
NOTARY PUBLIC, State of New York
No. 01DA6035877
Qualified in New York County
Commission Expires Jan. 10, 2002

RANNYLIN S. DALLEY NOTARY PUBLIC STATE OF NEW YORK

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being all of Lot No. 8 of the Map of Montague, as of record in Book 421, page 129, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated September 21, 1966, and by survey made by John Kohl and Company, P.C., dated July 18, 2000, as revised November 30, 2000, Project Number 43987-356, as follows:

BEGINNING at a point which is North 65 degrees 40 minutes West 25.00 feet from the intersection of the centerline of Liberty Circle with the centerline of East Palestine Boulevard; thence with a curve to the right having a radius of 434.84 feet along the right of way of Liberty Circle through a complete circle 2732.19 feet to the point of beginning. The above description is intended to describe a parcel which is a true circle, whose radius is 434.84 feet and whose radius point (center) is located North 65 degrees 40 minutes West 434.84 feet from the point of beginning.

The above legal description being the same as in the previous deed of record.

Being the same property conveyed to Nashro Corp. by quitclaim deed from Rosenthal & Rosenthal, Inc. of record in Book 4915, page 100, Register's Office for Davidson County, Tennessee, having been further conveyed to JES Realty, LLC, a Tennessee limited liability company by quitclaim deed from Nashro Corp., ~~of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.~~ being recorded simultaneously herewith in the Register's Office for Davidson County, TN