Box 28

Davidson County DEEDWARR
Recvd: 12/27/00 11:26 2pgs
Fees:11.00 Taxes:10855.85
20001227-0126106

WARRANTY DEED

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Berkshire Place Apartments, LP,	Same	Map 7515
a Tennessee Limited Partnership		Parcel 235
5020 Harpeth Drive		
Brentwood, TN 37027		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,934,014.82.

BERKSHIRE PLACE APARTMENTS, LP
A Tennessee Limited Partnership

By: _____
Philip T. Owen, Chief Manager

Sworn to and subscribed before me this the 27 day of December, 2000.

_____
Notary Public

My Commission Expires: 31 Jan. 2004

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Panorama Apartments, a Partnership consisting of Robert A. Keenan and Nell N. Keenan, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto Berkshire Place Apartments, LP, a Tennessee Limited Partnership, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being Lots No. 39, 40 and parts of Lot 38 on the Plan of Brownsville as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, and part of Lot No. 17 on the Plan of Maxey's Addition of record in Book 21, page 79, said Register's Office, and more particularly described according to a survey performed by William C. Cockrill dated August 14, 2000, last revised August 21, 2000, being more particularly described as follows.

Beginning at an iron pin in the southerly margin of Cahal Avenue, said pin being the northwesterly corner of the herein described tract and 10 feet north of the northeasterly corner of Bellewood Park of record in Plat Book 9700, page 745, Register's Office for Davidson County, Tennessee; thence running with the margin of Cahal Avenue

south 85° 24' 11" east 778 feet to a point; thence with the westerly margin of Branch Street south 00° 50' 49" west 158.40 feet to a point; thence south 24° 42' 11" east 139.10 feet to a point in the westerly margin of Porter Road; thence along the margin of Porter Road south 28° 18' 15" west 994.31 feet to a point, on the northerly margin of Straightway Avenue; thence along the margin of Straightway Avenue north 79° 51' 18" west 593.01 feet to a point; thence leaving said margin with the east line of Bellewood Park north 10° 7' 34" east 100.0 feet to a point; thence continuing through said point north 14° 56' 31" east 697.07 feet to a point; thence continuing through said point running north 4° 23' 48" east 347.34 feet to a point, said point being the point of beginning containing 866,731 square feet or 19.90 acres, more or less.

Being the same property conveyed to Panorama Apartments, a partnership consisting of Robert A. Keenan and Nell N. Keenan, by Deed from L.I.F.E. Corporation of record in Book 4385, page 110, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26 day of Dec., 2000.

PANORAMA APARTMENTS

By: Robert A. Keenan
Robert A. Keenan

By: Nell N. Keenan
Nell N. Keenan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert A. Keenan and Nell N. Keenan**, the general partners of Panorama Apartments, a Tennessee partnership, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 26th day of December, 2000.

Notary Public

My Commission Expires: 10/25/2003

\keene\southern\panorama\warranty deed