Box 49
48009

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/01 11:55 6pgs
Fees:27.00 Taxes:43475.00
20010327-0029246

Instrument prepared by:

Walter F. Schleimer, Esq.
Paul, Hastings, Janofsky & Walker LLP
75 East 55th Street
New York, New York 10022

Address New Owner as Follows:	Send Tax Bills to:	Map Parcel No.
TGM Signature Pointe Inc. c/o TGM Associates L.P. 650 Fifth Avenue New York, New York 10019-6108	SAME	149/277 149/278

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERI-SC, INC., a Delaware corporation (the "Grantor"), does hereby bargain, sell, transfer and convey unto TGM SIGNATURE POINTE INC., a Delaware corporation (the "Grantee"), its successors and assigns, all its right, title and interest in and to property located in Antioch, Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

BEING the same property conveyed to Grantor by Special Warranty Deed from State Street Bank and Trust Company, of record on Book 9158, Page 465, Register's Office, Davidson County, Tennessee.

This is improved property known as Signature Pointe.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Grantor unto the said Grantee, its successors and assigns, forever.

AND Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 16th day of March, 2001.

ERI-SC, INC., a Delaware corporation

By: _____

Name: Everett B. Miller III

Title: President

NYC55/63894.3

STATE OF
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $11,750,000

AFFIANT

NOTARY PUBLIC

My Commission Expires: 9/04

STATE OF Connecticut)
COUNTY OF Fairfield)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared Everett B. Miller III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President, authorized to execute this instrument on behalf of ERI-SC, Inc., the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office on this the 26 day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 9/04

NYC55/63894.3

"SIGNATURE POINTE (aka SUNCREST VILLAGE)"

EXHIBIT A BOOK 9158 PAGE 468

Legal Description

Multi-Family Site, North

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, North, Piccadilly Square as per a plat of record in Book 5200, Page 763, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northerly right-of-way of Piccadilly Row, said point being 773.72 Feet northwest of the centerline of Una-Antioch Pike, as measured along the northerly right-of-way of Piccadilly Row; thence with said right-of-way, North 84°-17'-49" West, 395.00 Feet to a point; thence leaving said right-of-way with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 125.00 Feet to a point;

Thence North 84°-17'-49" West, 520.00 Feet to a point;

Thence North 33°-05'-33" West, 56.33 Feet to a point;

Thence North 59°-05'-31" East, 155.00 Feet to a point;

Thence North 1°-22'-47" East, 253.05 Feet to a point;

Thence North 7°-13'-53" East, 180.00 Feet to a point;

Thence North 54°-18'-13" East, 73.44 Feet to a point;

Thence North 22°-16'-33" East, 170.00 Feet to a point;

Thence North 42°-15'-14" West, 110.68 Feet to a point;

Thence with the boundary of Piccadilly Square, Phase II, North 50°-52'-32" East, 60.97 Feet to a point;

Thence South 39°-50'-49" East, 282.49 Feet to a point;

Thence North 80°-40'-07" East, 163.17 Feet to a point;

Thence North 34°-34'-56" East, 71.14 Feet to a point;

Thence North 50°-52'-32" East, 132.00 Feet to a point;

Thence South 48°-09'-54" East, 39.55 Feet to a point;

Thence South 33°-04'-40" East, 591.58 Feet to a point;

Thence with the boundary of Piccadilly Square Townhouse Site, South 65°-09'-08" West, 75.00 Feet to a point.

Thence South 15°-35'-22" West, 288.75 Feet to a point;

Thence South 5°-42'-11" West, 215.00 Feet to the point of beginning and containing 16.18 Acres.

The above-described property is subject to drainage easements, utility easements, sewer easements and pedestrian way easements, all as shown on the Boundary Survey Plan as prepared by R. L. Spears & Company, plan recorded April 25, 1984.

Multi-Family Site, South

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, South, Piccadilly Square as per a plat of record in Book 5200, Page 762, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northwesterly right-of-way of Una-Antioch Pike, said point being the radius return for the southwesterly right-of-way of Piccadilly Row, as shown on the plan of Piccadilly Square, Phase I;

Thence with the northwesterly right-of-way of Una-Antioch Pike, South 45°-43'-48" West, 554.08 Feet to a point;

Thence with a curve to the right having a Delta of 7°-51'-06", a Radius of 671.08 Feet, a Tangent of 46.05 Feet, and a Length of 91.96 Feet, being in a general southwesterly direction, to a point;

Thence leaving said right-of-way and generally with the meanders of the centerline of a creek, North 70°-09'-31" West, 173.94 Feet to a point;

Thence North 58°-41'-39" West, 255.31 Feet to a point;

Thence North 24°-03'-38" West, 108.40 Feet to a point;

Thence North 13°-22'-47" East, 73.61 Feet to a point;

Thence North 43°-43'-26" West, 139.64 Feet to a point;

Thence North 72°-50'-36" West, 263.80 Feet to a point;

Thence South 78°-54'-08" West, 42.60 Feet to a point;

Thence North 46°-49'-39" West, 115.24 Feet to a point;

Thence leaving said creek and partially with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 289.27 Feet to a point on the southerly right-of-way of Piccadilly Row;

Thence with the southerly right-of-way of Piccadilly Row, South 84°-17'-49" East, 860.00 Feet to a point;

Thence with a curve to the right having a Delta of 40°-01'-37", a Radius of 455.46 Feet, a Tangent of 165.90 Feet, and a length of 318.19 Feet, being in a general East and Southeasterly direction to a point;

Thence South 44°-16'-12" East, 175.00 Feet to a point;

Thence South 41°-16'-17" East, 95.60 Feet to a point;

Thence with a curve to the right having a Delta of 90°-00'-00", a Radius of 25.00 Feet, a Tangent of 25.00 Feet, and a Length of 39.27 feet, being in a general southerly direction, to the point of beginning and containing 16.11 Acres.

The above-described property is subject to drainage easements, utility easements, sewer easements and pedestrian way easements, all as shown on the Boundary Survey Plan as prepared by R. L. Spears & Company, plan recorded April 25, 1984.

Being the same property conveyed to State Street Bank & Trust Company, as Trustee, by deed of record in Book 8948, Page 37, Register's Office of Davidson County, Tennessee.

Surveyor:
G. Bruce Rainey
Tenn. Reg. No. 823
Bruce Rainey & Assoc.
116 Maple Row Blvd.
Hendersonville, TN 37075
(615) 822-0012