SPECIAL WARRANTY DEED

FROM: Charles D. Sigler and wife Mary E. Sigler, Grantor

TO: General Jackson, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner (s) as Follows:

3401 West End Avenue
Suite 685
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map-Parcel Number:

104-8-121

Davidson County DEEDWARR
Recvd: 07/17/02 14:21 5pgs
Fees:28.00 Taxes:1394.90
20020717-0086254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy Seven Thousand and No/100 Dollars ($377,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of July, 2002.

Notary Public Rachel L. Bruce

My Commission Expires: 10/25/03

RACHEL L BRUCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Three Hundred Seventy Seven Thousand and No/100 Dollars ($377,000.00), the receipt and sufficiency of which are hereby acknowledged, Charles D. Sigler and wife Mary E. Sigler (collectively, the "Grantor") have bargained and sold, and by these presents do transfer and convey unto General Jackson, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as the General Jackson Apartments located at 1907 Capers Avenue, Nashville, TN 37212.

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 and Grantor has a good right to convey the Property.

And 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 whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

SIGNATURE PAGE TO FOLLOW.

Witness my hand this 16th day of July, 2002.

GRANTOR:

Charles D. Sigler

Mary E. Sigler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jacqueline Tabor, a Notary Public of said County and State, personally appeared Charles D. Sigler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 16th day of July, 2002.

JACQUELINE TABOR
Notary Public, Davidson Cnty. Tenn.
My Commission Expires Sept. 25, 2004

Notary Public

My Commission Expires: Sept. 25, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jacqueline Tabor, a Notary Public of said County and State, personally appeared Mary E. Sigler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

Witness my hand and seal, at Office, this 16th day of July, 2002.

JACQUELINE TABOR
Notary Public, Davidson Cnty. Tenn.
My Commission Expires Sept. 25, 2004

Notary Public

My Commission Expires: Sept. 25, 2004

EXHIBIT A

Property Description

Being a parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee. Being part of lots 104 & 106 and all of lot 105 as shown on the revised plan of part of University Place Subdivision, of record in Plat Book 332, page 145, Register's Office for Davidson County, Tennessee. Said parcel being approximately 135 feet west of the intersection of Capers Avenue and Nineteenth Avenue and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Capers Avenue, said pin being approximately 484 feet east of the intersection of Capers Avenue and Twenty-first Avenue. Thence, with said margin, South 82° 14' 38" East, 118.00 feet to an iron pin;

Thence, leaving said margin along or near the line of John G. and Rubie Lee Carter of record in Deed Book 11386, page 439, Register's Office for Davidson County, Tennessee, South 06° 26' 03" West, 140.00 feet to an iron pin in the northerly margin of Alley No. 647;

Thence, with the margin of said alley, North 82° 14' 38" West, 118.00 feet to an iron pin;

Thence, leaving said margin along or near the line of Old Town Condominiums of record in Deed Book 6625, Page 891, Register's Office for Davidson County, Tennessee, North 06° 26' 03" East, 140.00 feet to the Point of Beginning containing 16,515 square feet or 0.38 acres, more or less.

Being the same property conveyed to Charles D. Sigler and wife, Mary E. Sigler, by deed from Par-King Investment Company, of record in Book 5464, page 428, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2002 and subsequent years.

2. Matters shown on the Survey prepared by James Allen Crawford, III, Tennessee Survey No. 1455, dated June 21, 2002.