This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDWARR
Recvd: 08/02/04 12:24 5pgs
Fees:28.00 Taxes:7770.00
20040802-0092137

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Maple Crest Apartments, LLC **1195 Kimberly Drive** **Nashville, Tennessee 37072**	**SAME**	**133-6-239** **133-6-240**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SENTINEL TRUST COMPANY, TRUSTEE*** (referred to hereinafter as "Grantor"), a Tennessee corporation acting through its receiver, Receivership Management, Inc., has bargained and sold and does hereby transfer and convey unto **MAPLE CREST APARTMENTS, LLC** (referred to hereinafter as "Grantee"), a Tennessee limited liability company, its successors and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as 311 Natchez Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, it successors and assigns forever.

* Trustee under that Trust Indenture entered into as of July 1, 1997, between the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, as issuer, and Sentinel Trust Company, as Trustee.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2004 (which are being prorated at closing and assumed by Grantee) and future years, liens but not yet due and payable; (2) and all matters shown on the Plan of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee; and (3) facts which would be disclosed by a comprehensive survey of the Property.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 29th day of July, 2004.

SENTINEL TRUST COMPANY, TRUSTEE
(Grantor)

By: Receivership Management, Inc., acting as receiver

By: _____
Jeanne Bryant, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,100,000.00.

MAPLE CREST APARTMENTS, LLC
(Affiant)

By: _____
Chad M. Ray, Chief Manager

Subscribed and sworn to before me, this 29th **day of July, 2004.**

_____
NOTARY PUBLIC

My Commission Expires:

7/29/06

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeanne Bryant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Receivership Management, Inc.., a Tennessee corporation, acting as receiver for **SENTINEL TRUST COMPANY, TRUSTEE**, the within-named bargainor, a Tennessee corporation and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Receivership Management, Inc. by herself as such President, which in turn signed as receiver for Sentinel Trust Company, Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of July, 2004.

Cheryl N. Howell
Notary Public

My commission expires:

7/29/06

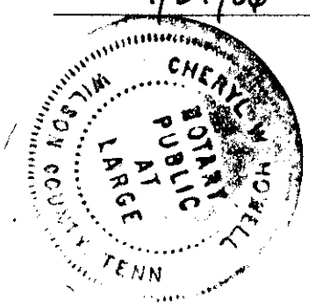


EXHIBIT A

Two tracts or parcels of land located in Davidson County, Tennessee, being Reserved Parcel A and Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tracts are more particularly described as follows:

Tract 1: Being Reserved Parcel A on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tract is more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Tibbs Drive, 403.30 feet south of the intersection of the westerly margin of Tibbs Drive and Wheeler Drive, as shown on the Plan of Leonard Heights Subdivision of record in Book 2330, page 15; thence, along the southerly margin of Tibbs Drive, South 88° 05' East 75.08 feet to a concrete monument; thence, leaving said southerly margin of Tibbs Drive in a southerly direction along a curve to the left with a 25-foot radius, 39.35 feet to a concrete monument; thence South 01° 44' West 134.50 feet to a concrete monument; thence North 56° 43' West 58.60 feet to a concrete monument; thence North 01° 44' East 129.04 feet to a concrete monument in the southerly margin of Tibbs Drive, being the point of beginning, containing 0.17 acres, more or less.

Tract 2: Being Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Natchez Court, being the most northerly common corner of Lots No. 1 and 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, thence, along the said southerly margin of Natchez Court, North 63° 27' East 386.40 feet to a concrete monument in the southerly line of Reserved Parcel A; thence South 56° 43' East 284.75 feet to a concrete monument; thence South 01° 46' West 332.70 feet to a concrete monument; thence North 87° 33' West 424.60 feet to the most southerly common corner of Lots 1 and 2 on the Plan of Natchez Corporation Subdivision; thence, with the lines between said Lots 1 and 2, North 26° 37' West 333.20 feet to the point of beginning.

Being the same property conveyed to NASHVILLE-MAPLECREST, INC., A TENNESSEE CORPORATION, by deed of record in Book 10551, page 27, said Register's Office.; and subsequently conveyed to Sentinel Trust Company, Trustee, by Deed in Lieu of Foreclosure of record at Instrument No. * , Register's Office for Davidson County, Tennessee.

* 20040802-0092135