Davidson County DEEDWARR
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SPECIAL WARRANTY DEED

FROM: Country Squire Associates, a New York general partnership, Grantor

TO: Country Squire Partners, LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Drive
Nashville, TN 37205

Address New Owner (s) As Follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Number
108 Thompson Lane Nashville, TN 37211	Same	119-10-100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is TWO MILLION EIGHT HUNDRED SEVENTY SEVEN THOUSAND EIGHT HUNDRED TWENTY EIGHT and 05/100 Dollars ($2,877,828.05).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19 day of January, 2007.

Notary Public

My Commission Expires: 11.23.08

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION OF the sum TWO MILLION EIGHT HUNDRED SEVENTY SEVEN THOUSAND EIGHT HUNDRED TWENTY EIGHT and 05/100 Dollars ($2,877,828.05), the receipt and sufficiency of which are hereby acknowledged, Country Squire Associates, a New York general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Country Squire Partners, LLC, a Delaware 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 Country Squire Apartments, 108 Thompson Lane, Nashville, Tennessee.

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.

Witness my hand as of the 30th day of January, 2007.

Country Squire Associates
By: Nashville Associates
By: Sachs Investing Co.
By: Sachs Equities Inc.

By: _____

Title: Vice - President

STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

On this 16th day of January, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Marvin Sachs, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

CHARLES SAPERSTEIN NOTARY PUBLIC STATE OF NEW YORK

My commission expires:

CHARLES SAPERSTEIN
Notary Public, State of New York
No. 02SA6047913
Qualified in New York County
Commission Expires Sept. 18th, 2011

EXHIBIT A TO SPECIAL WARRANTY DEED
Property Description

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl and Company, P.C. Surveyor, dated September 8, 2000, as follows:

Beginning at an iron pin set on the northerly right of way of Thompson Lane at the southwesterly corner of the "Prescott Place Condominiums" as of record in Plat Book 6200, Page 257, Register's Office for Davidson County Tennessee; thence with aforesaid right of way North 83 degrees 56 minutes 00 seconds West 331.95 feet to an iron pin, by others and being the southwesterly corner of the herein described tract; thence leaving said right of way and running North 4 degrees 32 minutes 59 seconds East 540.22 feet; thence North 3 degrees 40 minutes 00 seconds East 217.80 feet; thence North 7 degrees 00 minutes 00 seconds East 149.00 feet to the northwesterly corner of the herein described tract; thence South 37 degrees 40 minutes 00 seconds East 282.20 feet; thence South 39 degrees 49 minutes 05 seconds East 202.45 feet; thence North 85 degrees 39 minutes 38 seconds East 76.35 feet; thence South 61 degrees 19 minutes 00 seconds East 102.00 feet to the northeasterly corner of the herein described tract; thence South 5 degrees 45 minutes 00 seconds West 194.50 feet; thence North 80 degrees 51 minutes 38 seconds West 59.98 feet; thence South 5 degrees 16 minutes 38 seconds West 71.32 feet; thence North 83 degrees 46 minutes 34 seconds West 104.76 feet; thence South 4 degrees 48 minutes 52 seconds West 274.25 feet to the northerly right of way of Thompson Lane and the point of beginning.

Intended to be the same property conveyed to COUNTRY SQUIRE ASSOCIATES, A PARTNERSHIP ORGANIZED UNDER THE LAWS OF THE STATE OF NEW YORK, by deed of record in Book 4673, page 560, said Register's Office.

This description was obtained from a survey dated September 8, 2000 prepared by Patrick S. Coode, Tennessee Registered Surveyor No. 855, whose address is Kohl/The Schneider Corporation, 400 7th Avenue South, Nashville, TN 37203.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Sewer Easement of record in Book 3498, page 200, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4824, page 883, Register's Office for Davidson County, Tennessee.