Box 31-B BCCB (LL)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
East River Holdings, L.P. 3111 Overlook Drive Nashville, TN 37212	Map/Par. 82-12-13 Map/Par. 82-12-20	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Silverdene Apartments, Incorporated, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to East River Holdings, L.P., a limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year which have been prorated between the parties.
2. Matters shown on the Plan of record in Book 3600, page 70, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 3368, page 23, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,430,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2007.

Notary Public

My Commission Expires: 3-20-2010

CYNTHIA E. SHERROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Davidson County DEEDWARR
Recvd: 08/30/07 13:53 4 pgs
Fees:23.00 Taxes:5365.00
20070830-0104477

1638064 v1
103445-420

4. Conditions set out in Deed of record in Book 3795, page 135 and Book 3795, page 23, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 3795, page 145, Register's Office for Davidson County, Tennessee.

This is improved property located on 233 North 8th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29th day of August, 2007.

SILVERDENE APARTMENTS, INCORPORATED,

a Tennessee corporation

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cynthia E. Sherrod, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Silverdene Apartments, Incorporated, a Tennessee corporation, and that he as such officer is authorized to execute this instrument on behalf of Silverdene Apartments, Incorporated.

WITNESS my hand and seal at office in Nashville, Tennessee this 29th day of August, 2007.

Commission Expires: March 20, 2010

_____
Notary Public

CYNTHIA E. SHERROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

1638064 v1
103445-420

EXHIBIT A

Property Description
Map 82-12, Parcel 20
Nashville, Davidson County, Tennessee

Tract 1.
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 146, 147, 154 and 155 of Neill S. Brown's Addition to East Nashville, as of record in Plat Book 57, Page 50, and Lots 6 through 20 of Johnson Bransford's Subdivision of parts of Neill S. Brown's Addition and W.L. Foster's First Addition, as of record in Plat Book 161, Page 152, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. nail set at the intersection of the easterly right-of-way line of North Eighth Street, 50 feet in width, and the southerly right-of-way line of Smiley Street, 50 feet in width;

Thence leaving the easterly right-of-way line of North Eighth Street with the southerly right-of-way line of Smiley Street, North 65 Deg 10 Min 47 Sec East, 170.00 feet to an iron rod set in the westerly right-of-way line of Alley Number 718, 15 feet in width;

Thence leaving the southerly right-of-way line of Smiley Street with the westerly right-of-way line of Alley Number 718, South 24 Deg 36 Min 00 Sec East, 770.17 feet to an iron rod set in the northerly right-of-way line of Ramsey Street, 50 feet in width;

Thence leaving the westerly right-of-way line of Alley Number 718 with the northerly right-of-way line of Ramsey Street, South 65 Deg 13 Min 03 Sec West, 170.00 feet to a P.K. nail set in the easterly right-of-way line of said North Eighth Street;

Thence leaving the northerly right-of-way line of Ramsey street with the easterly right-of-way line of North Eighth Street, North 24 Deg 36 Min 00 Sec West, 770.06 feet to the POINT OF BEGINNING.

Containing 130,919 Square Feet (3.005 Acres more or less).

Being the same property conveyed to Silverdene Apartments, Inc., as of record in Deed Book 3795, Page 140, at the Register's Office for Davidson County, Tennessee.

Property Description
Map 82-12, Parcel 13
Nashville, Davidson County, Tennessee

Tract 2.

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 18 through 26 of W.L. Foster's First Addition to Edgefield, as of record in Plat Book 21, Page 1, and Lots 21 through 27 of Johnson Bransford's Subdivision of Parts of Neill S. Brown's Addition and W.L. Foster's First Addition, as of record in Plat Book 161, Page 152, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. nail set at the intersection of the easterly right-of-way line of North Seventh Street, 50 feet in width, and the northerly right-of-way line of Ramsey Street, 50 feet in width;

Thence leaving the easterly right-of-way line of North Seventh Street with the northerly right-of-way line of Ramsey Street, North 65 Deg 00 Min 50 Sec East, 637.00 feet to a P.K. nail set in the westerly right-of-way line of North Eighth Street, 50 feet in width;

Thence leaving the northerly right-of-way line of Ramsey Street with the westerly right-of-way line of North Eighth Street, South 24 Deg 34 Min 01 Sec East, 170.00 feet to an iron rod set in the northerly right-of-way line of Alley Number 277, 20 feet in width;

Thence leaving the westerly right-of-way line of North Eighth Street with the northerly right-of-way line of Alley Number 277, South 65 Deg 00 Min 50 Sec West, 636.21 feet to a P.K. nail set in the easterly right-of-way line of said North Seventh Street;

Thence leaving the northerly right-of-way line of Alley Number 277 with the easterly right-of-way line of North Seventh Street, North 24 Deg 50 Min 01 Sec West, 170.00 feet to the POINT OF BEGINNING.

Containing 108,223 Square Feet (2.485 Acres more or less).

Being the same property conveyed to Silverdene Apartments, Inc., as of record in Deed Book 3795, Page 135, at the Register's Office for Davidson County, Tennessee.