Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
G&I VI Club at Hickory Hollow LLC c/o DRA Advisors LLC 220 East 42nd Street, 27th Floor New York, New York 10017	163 126.00 163 318.00	G&I VI Club at Hickory Hollow LLC c/o DRA Advisors LLC 220 East 42nd Street, 27th Floor New York, New York 10017
This instrument prepared by:	Andrew A. Wichern, Esq. Morrison & Foerster LLP 370 17th Street, Suite 5200 Denver, Colorado 80202	
Property Address:	1 Hickory Club Drive Antioch, Tennessee 37013	

Davidson County DEEDWARR
Recvd: 03/07/08 10:11 8 pgs
Fees:43.00 Taxes:93795.00

20080307-0023111

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 3rd day of March, 2008 by United Dominion Realty L.P., a Delaware limited partnership (successor by merger to United Dominion Realty, L.P., a Virginia limited partnership) ("Grantor"), in favor of G&I VI Club at Hickory Hollow LLC, a Delaware limited liability company, having an address of c/o DRA Advisors LLC, 220 East 42nd Street, 27th Floor, New York, New York 10017 ("Grantee");

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, transfer, convey and confirm to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in the County of Davidson, State of Tennessee, as more particularly described on Exhibit A attached hereto and made a part hereof and being the same property conveyed to Grantor herein by deed of record in Book 10353, Pages 451 and 458, in the Register's Office of Sumner County, Tennessee (the "Land") and all buildings, structures and other improvements located on the Land (collectively with the Land, the "Property");

SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose; and

This is improved property, known as Club at Hickory Hollow Apartments, 1 Hickory Club Drive, Antioch, Tennessee 37013.

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.

AND Grantor covenants that it seized and possessed of the Property and has a right to convey it, and hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Return to: H448-H
Zonia N. Veal
First National Financial Title Service, Inc.
3237 Satellite Blvd., Suite 450, Bldg 300
Duluth, GA 30096

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3rd day of March, 2008.

Seller: UNITED DOMINION REALTY, L.P.,
a Delaware limited partnership

By: UDR, INC.,
a Maryland corporation, its General Partner

W. Mark Wallis
Senior Executive Vice President

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

On Feb. 27, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. Mark Wallis, Senior Executive Vice President of UDR, Inc., a Maryland corporation, General Partner of United Dominion Realty, L.P., a Delaware limited partnership, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.
WITNESS my hand and official seal.

Official Signature of Notary

LESLIE E. GREEN NOTARY PUBLIC STATE OF COLORADO

Leslie E. Green
Printed Name of Notary Public

My Commission Expires: Apr. 20, 2008

The actual consideration or value, whichever is greater, for this matter is $25,350,000.

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25.350.000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 day of March, 2008.

Notary Public

My Commission expires:

[illegible]ELM
[illegible]LAG
[illegible]RADO
[illegible]11.2011

CLUB AT HICKORY HOLLOW

EXHIBIT "A"

LOT ONE

Being a parcel of land in Nashville, Second Civil District, Thirty-Third Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Bell Road and Zelida Avenue, being Lot No. 1, as shown on the plan of The Club at Hickory Hollow, as of record in Book 6250, Page 838, R.O.D.C., and being more particularly described a follows:

BEGINNING at an iron pin in the southerly right-of-way line of Zelida Avenue, said iron pin being the easterly terminus of a curve return to easterly right-of-way line of Bell Road;

THENCE, with said right-of-way line the following calls:

with a curve to the left 264.39 feet to a point, said curve having a central angle of 34°02'28", a radius of 445.00 feet, a tangent of 136.23 feet, and a chord of N 76°42'20" E, 260.52 feet,

N 59°41'06"E, 108.36 feet to an iron pin;

With a curve to the right 378.04 feet to a point, said curve having a central angle of 38°00'02", a radius of 570.00 feet, a tangent of 196.27 feet, and a chord of N 78°41'06" E, 371.15 feet,

S 82°18'54" e, 346.61 feet to a point,

With a curve to the left 354.35 feet to an iron pin, said curve having a central angle of 10°00'00", a radius of 2030.26 feet, a tangent of 177.63 feet and a chord of S 87°18'54" E 353.90 feet.

N 87°41'06" E, 258.48 feet to an iron pin in the westerly line of property conveyed to Paul Hoover, et al, by deed of record in Instrument No. 199912090301423, R.O.D.C.;

THENCE, with said line S 01°27'06" W, 680.90 feet to a concrete monument;

THENCE, leaving said line with the northerly line of property conveyed to Ridgeview Heights, LLC, by deed of record in Instrument No. 200509300118007, R.O.D.C., and to Danny Joel Reed, et ux, by deed of record in Book 4262, Page 90, R.O.D.C., N 87°08'00" W, 1902.48 feet to an iron pin in the easterly right-of-way line of Bell Road;

N 34°13'30" E, 74.04 feet to a point;

With a curve to the left 416.66 to an iron pin, said curve having a central angle of 15°50'13", a radius of 1507.40 feet, a tangent of 209.67 feet, and a chord of N 26°18'23" E, 415.33 feet,

With a curve to the right 32.87 feet to the point of beginning, said curve having a central angle of 75°20'17", a radius of 25.00 feet, a tangent of 19.30 feet, and a chord of N 56°03'25" E, 30.56 feet: Containing 1,101,218 square feet or 25.28 acres, more or less.

AND

LOT TWO

Being a parcel of land in Nashville, Second Civil District, Thirty-Third Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Bell Road and Zelida Avenue, being Lot No. 2, as shown on the plan of The Club at Hickory Hollow, as of record in Book 6250, Page 838, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Bell Road, said point being the northerly terminus of a curve return to northerly right-of-way line of Zelida Avenue;

THENCE with said right of way line with a curve to the left 206.67 feet to an iron pin, said curve having a central angle of 07°51'19", a radius of 1507.40 feet, a tangent of 103.50 feet and a chord of N 10°12'49" E, 206.51 feet;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to Russell O. Cashion, Jr., by deed of record in Book 6474, Page 951, R.O.D.C., S 89°24'16" e, 254.60 feet to a point;

THENCE, with the southerly line of property conveyed to EQR-S&T, LLC, by deed of record in Book 11638, Page 627, R.O.D.C., and the southerly line of property conveyed to Hickory Manor, Ltd., by deed of record in Book 9542, Page 728 R.O.D.C., S 87°35'20" E, 676.77 feet to a point;

THENCE, continuing with the southerly line of said Hickory Manor, Ltd. Property, S 88°04'45" E. 635.76 feet to an iron pin in the westerly right-of-way line of Hamilton Church Road;

THENCE, with said right-of-way line, S 03°35'27" W, 26.06 feet to a point;

THENCE continuing with said right-of-way line with a curve to the right 36.69 feet to a point in the northerly right-of-way line of Zelida Avenue, said curve having a central angle of 84°05'39", a radius of 25.00 feet, a tangent of 22.55 feet, and a chord of S 45°38'17" w, 33.49 feet;

THENCE, with said right-of-way line the following calls:

S 87° 41'06" W, 177.70 feet to a point;

With a curve to the right 343.88 feet to a point, said curve having a central angle of 10°00'00", a radius of 1970.26 feet, a tangent of 172.38 feet, and a chord of N 87°18'54" W 343.44 feet,

N 82° 18'54" W, 346.61 feet to a point,

With a curve to the left 417.84 feet to a point, said curve having a central angle of 38°00'02", a radius of 630.00 feet, a tangent of 216.93 feet, and a chord of S 78°41'06" W, 410.22 feet,

S 59°41'06" W, 108.36 feet to a point,

With a curve to the right 202.36 feet to a point, said curve having a central angle of 30°06'53", a radius of 385.00 feet, a tangent of 103.57 feet and a chord of S 74°44'32" W, 200.04 feet,

With a curve to the right 45.53 feet to the point of beginning, said curve having a central angle of 104°20'30", a radius of 25.00 feet, a tangent of 32.20 feet, and a chord of N 38°01'46" W, 39.49 feet;

Containing 126,164 square feet or 2.90 acres, more or less

CLUB AT HICKORY HOLLOW

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2008, and subsequent years a lien not yet due and payable

2. Boundary line, easements, right of ways, and improvements as appearing on subdivision plat of The Club at Hickory Hollow, recorded in Book 6250, Page 838, Davidson County, Tennessee Records, limited to as shown on that certain ALTA/ACSM Land Title Survey prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revised

3. Pipeline easement across northwesterly corner of property granted to Gulf Interstate Gas Company of record in Book 2245, page 273, aforesaid records, as amended by Partial Release from Columbia Gulf Transmission Company, of record in Book 4438, page 691, aforesaid records, the said Columbia Gulf Transmission Company being the successor to Gulf Interstate Gas Company having been conveyed all rights, title and interest in and to said easement by instrument of record in Book 2875, page 299, aforesaid record, limited to as shown on that certain ALTA/ACSM Land Title Survey prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revised

4. Partial Release by and between Club Properties, Inc. and Columbia Gulf Transmission Company Properties, Inc., recorded in Book 6753, page 282, aforesaid records, limited to as shown on that certain ALTA/ACSM Land Title Survey prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revised

5. Easement for sanitary sewers and/or storm drainage of record in Book 6764, page 706, aforesaid records, as confirmed, ratified and consented to within a Special Trustee's Consent to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6803, page 705, aforesaid records, limited to as shown on that certain ALTA/ACSM Land Title Survey prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revised

6. Storm Water Detention Agreement of record in Book 6762, page 245, aforesaid records.

7. Conveyance of sewer mains of record in Book 7416, page 225, aforesaid records.

8. Conveyance of water mains of record in Book 7416, page 286, aforesaid records.

9. Permanent easement for construction and maintenance of drainage facility conveyed by Grantor to the State of Tennessee pursuant to that certain Warranty deed dated December 30, 1996 of record in Book 10322, page 936, aforesaid records, limited to as shown on that certain ALTA/ACSM Land Title Survey prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revised

10. Permanent slope easement conveyed by Grantor to the State of Tennessee pursuant to that certain Warranty Deed dated December 30, 1996 of record in Book 10322, page 939, aforesaid record, limited to as shown on that certain ALTA/ACSM Land Title Survey

prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revives

11. Permanent easement conveyed by Grantor to the Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said government pursuant to that certain Grant of Anchor Easement dated January 7, 1997 of record in Book 10319, page 992, aforesaid records, limited to as shown on that certain ALTA/ACSM Land Title Survey prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revives

12. ALTA/ACSM Land Title Survey prepared by William C. Cookrill, Tennessee Registered Land Surveyor, Registration No. 1401, originally dated January 10, 2008, as last revised discloses the following:

    a. building 7 encroaches onto front setback;

    b. telecommunication, electrical, water, storm sewer, sewer, and sanitary sewer lines are not in defined areas.