Davidson County DEEDWARR
Recvd: 09/12/08 15:56 5 pgs
Fees:28.00 Taxes:23680.00
20080912-0093754

This instrument prepared by:
Claudia L. Crocker
2301 S. Capital of Texas Hwy
Building J-102
Austin, Texas 78746

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Mira Vista TN, L.P.	Same	136-15-032.00
555 Great Circle Road		136-15-033.00
Suite 100		
Nashville, Tennessee 37228		

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

U. S. Housing Partners V. L.P., a Delaware limited partnership

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mira Vista TN, L.P., a Tennessee limited partnership

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto.

This is unimproved ( ) improved (X) property, known as Mira Vista Apartments

2999 Smith Springs Road	Nashville	TN	37217
(House Number) (Street)	(City)	(State)	(Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT(2008)

File No:
APN No:

STATE OF California)SS
COUNTY OF Contra Costa)

On September 8, 2008 before me, Dennette M. Bjorklund, Notary Public, personally appeared

Steven S. Klein, Managing Member of BRIDGE PARTNERS II, LLC, a California limited liability company, General Partner of BRIDGE-236 V, L.P., a California limited partnership, General Partner of U. S. HOUSING PARTNERS V, L.P., a Delaware limited partnership

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dennette M Bjorklund

DENNETTE M. BJORKLUND
Commission # 1783620
Notary Public - California
Contra Costa County
My Comm. Expires Dec 6, 2011

This area for official notarial seal.

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Insurance Company National Commercial Services 11/2007

Witness our hands this 11th day of September, 2008.

U. S. HOUSING PARTNERS V. L.P., a Delaware limited partnership

By: BRIDGE-236 V, L.P., a California limited partnership, its General Partner

By: BRIDGE PARTNERS II, LLC, a California limited liability Company, its General Partner

By: _____
Steven S. Klein
Managing Member

NOTARY/ACKNOWLEDMENT ATTACHED

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,400,000.00.

_____
AFFIANT

State of Tennesse
County of Davidson

Subscribed and sworn to before me this 11th day of September, 2008

_____
Notary Public

DOROTHY S. POTTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

EXHIBIT "A"

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND, LYING AND BEING IN THE 29TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, AS SHOWN ON THE PLAT OF HARBOUR TOWN APARTMENTS OF RECORD IN BOOK 4875, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY RAGAN- SMITH-ASSOCIATES, INC., DATED AUGUST 31, 2000.

TRACT A- DEED PARCEL 33:

BEGINNING AT AN IRON ROD (NEW) AT THE EASTERLY END OF THE SOUTHEAST RETURN CURVE AT THE INTERSECTION OF NEW SMITH SPRINGS ROAD AND ANDERSON ROAD; THENCE,

1. WITH THE SOUTHERLY RIGHT OF WAY LINE OF NEW SMITH SPRINGS ROAD (60-FOOT R.O.W). S 86° 00' 00" E, 806.79 FEET TO AN IRON ROD (OLD), THE BEGINNING OF A RETURN AT THE INTERSECTION OF NEW SMITH SPRINGS ROAD AND OLD ANDERSON ROAD; THENCE,

2. 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THAT HAS A RADIUS OF 25.00 FEET TO AN IRON ROD (OLDS): SAID CURVE DATA HAS A CHORD BEARING AND DISTANCE OF S 41° 38' 00" E, 35.36 FEET; THENCE.

3. WITH THE WESTERLY RIGHT OF WAY LINE OF OLD ANDERSEN ROAD, 131.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT THAT HAS A RADIUS OF 204.52 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 21° 41' 53" W, 128. 94 FEET, THENCE.

4. WITH THE RIGHT OF WAY LINE, 219.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT THAT HAS A RADIUS OF 675.47 FEET TO AN IRON ROD (OLD): SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 49° 18' 44" W. 218.87 FEET; THENCE,

5. WITH THE SAID NON-TANGENT RIGHT OF WAY LINE. S 58° 33' 53" W. 125.84 FEET TO A P.K. NAIL (OLD); THENCE,

6. WITH SAID RIGHT OF WAY LINE. 95.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT THAT HAS A RADIUS OF 192.50 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 44°23' 56" W, 94.69 FEET THENCE,

7. LEAVING THE WESTERLY RIGHT OF WAY LINE OF OLD ANDERSON ROAD AND WITH THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ECKHARDT EXCHANGE CORP., TRUSTEE BY DEED OF RECORD IN INSTRUMENT NO, 200001070002394, R. O. D. C., TENNESSEE, N 85°11' 00" W, 126.82 FEET TO AN IRON ROD (OLD): THENCE,

8. WITH THE WESTERLY LINE OF ECKHARDT EXCHANGE CORP., TRUSTEE, S 01° 47' 25" E. 126.52 FEET TO AN IRON ROD (OLD) IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ECKHARDT EXCHANGE CORP., TRUSTEE BY DEED OF RECORD IN INSTRUMENT NO. 19991228030772, R. O. D. C., TENNESSEE; THENCE,

9. WITH THE NORTH LINE OF ECKHARDT EXCHANGE CORP., TRUSTEE, S 88° 40' 16" W. 89.40 FEET TO AN IRON ROD (OLD); THENCE,

10 WITH THE WEST LINE OF ECKHARDT EXCHANGE CORP., TRUSTEE, S 01° 23' 15" E, 182,64 FEET TO AN IRON ROD (OLD); THENCE,

11. WITH THE NORTHWESTERLY LINE OF AN AREA DESIGNATED AS RESERVED PARCEL AS SHOWN ON THE PLAN OF SECTION TWO, HARBOUR TOWN VILLAGE, AS OF RECORD IN PLAT BOOK 4675, PAGE 146. R,O.D.C TENNESSEE, S 51 °21' 00" W, 48.50 FEET TO AN IRON PIN (NEW) ON THE EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD, (60 FOOT RIGHT OF WAY); THENCE,

12, WITH THE EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD, 334.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THAT HAS A RADIUS OF 767.43 FEET TO AN IRON PIN (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 26° 09' 46" W, 331.67 FEET; THENCE,

13. WITH SAID RIGHT OF WAY LINE, THAT IS NON-TANGENT TO THE PRECEDING CURVE, N 13°43' 21" W. 222.93 FEET TO AN IRON ROD (OLD); THENCE,

14. WITH SAID RIGHT OF WAY LINE, 264.64 FEET ALONG THE ARC OF A NON-TANGENT CURVE RIGHT THAT HAS A RADIUS 888.83 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 05°09'13" W, 263.67 FEET; THENCE,

15. 39.27 FEET ALONG THE ARC OF A RETURN CURVE TO THE RIGHT AND THAT HAS A RADIUS OF 25.00 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS AS CHORD BEARING AND DISTANCE OF N 48° 22'17" E, 35.35 FEET.

THIS TRACT CONTAINS 361.520 SQUARE FEET OR 8.299 ACRES, MORE OR LESS.

TRACT B- DEED PARCEL 32:

BEGINNING AT AN IRON ROD (NEW) AT THE WESTERLY END OF THE SOUTHWEST RETURN CURVE AT THE INTERSECTION OF NEW SMITH SPRINGS ROAD AND ANDERSON ROAD; THENCE,

1. 39.27 FEET ALONG THE ARC OF A NON-TANGENT RETURN CURVE TO THE RIGHT THAT HAS A RADIUS OF 25.00 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 14° 38' 16" E, 35.36 FEET; THENCE,

2. WITH THE WESTERLY RIGHT OF WAY LINE OF ANDERSON ROAD (60-FOOT R.O.W.), 282.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT THAT HAS A RADIUS OF 948.83 FEET TO AN IRON ROD CARVE HAS A CHORD BEARING AND DISTANCE OF S 05°09' 38"E 281.4 FEET; THENCE,

3. WITH SAID RIGHT OF WAY LINE, S 13°41' 00" E, 191.79 FIT TO AN IRON ROD (OLD); THENCE,

4. LEAVING THE WESTERLY RIGHT OF WAY LINE OF ANDERSON ROAD AND WITH THE NORTH LINE OF SECTION ONE, HARBOUR TOWN VILLAGE, AS RECORDED IN PLAT BOOK 4675, PAGE 4, R. O. D. C., TENNESSEE, THE FOLLOWING SIX CONSECUTIVE BEARINGS AND DISTANCES;

A. S 76°19' 40" W, 106.0 FEET TO AN IRON ROD (OLD),
B. N 58°17' 00" W, 84.53 FEET TO AN IRON ROD (NEW),
C. S 80°21' 00" W, 75.69 FEET TO AN IRON ROD (NEW),
D. N 47°56' 31" W, 286.85 FEET TO AN IRON ROD (OLD),
E. N 75°40' 03" W, 228.31 FEET TO AN IRON ROD (OLD), .
F. N 67°32' 12" W, 197.09 FEET TO AN IRON ROD (OLD), IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO JAMES R. JONES, ET UX BY DEED OF RECORD IN BOOK 3869, PAGE 543, R. O. D. C., TENNESSEE; THENCE,

5. WITH THE EAST LINE OF JONES AND A TRACT OF LAND CONVEYED TO COMPTON INVESTMENT PROPERTIES, LLC OF RECORD IN BOOK 11246, PAGE 297, R. O. D. C., TENNESSEE N 04° 03' 51" W, 410.63 FEET TO AN IRON ROD (OLD) ON THE SOUTHERLY RIGHT OF WAY LINE OF NEW SMITH SPRINGS ROAD; THENCE,

6. WITH THE SOUTHERLY RIGHT OF WAY LINES OF SAID ROAD, 353.58 FEET ALONG IRE ARC OF A CURVE TO THE RIGHT THAT HAS A RADIUS OF 733.43 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 76°57' 48" E, 350.16 FEET;

7. WITH SAID NON-TANGENT RIGHT OF WAY LINE, S 63°17' 29" E, 31.13 FEET TO AN IRON ROD (OLD); THENCE, .

8. WITH SAID RIGHT OF WAY LINE, 305.62 FEET ALONG THE ARC OF A CURVE THE LEFT THAT HAS A RADIUS OF 750.18 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S74°57' 44" E, 303.51 FEET; THENCE,

9. WITH SAID RIGHT OF WAY LINE, S 86°36' 00" E, 153.07 FEET TO THE POINT OF BEGINNING CONTAINING 354.586 SQUARE FEET OR 8.140 ACRES, MORE OR LESS,

BEING THE SAME PROPERTY CONVEYED TO U.S. HOUSING PARTNERS V, L.P., A DELAWARE LIMITED PARTNERSHIP BY DEED OF RECORD IN INSTRUMENT NUMBER: 20050726- 0086770.