BILL GARRETT, Davidson County
Trans:T20100017550 DEEDWARRSP
Recvd: 03/25/10 15:28 6 pgs
Fees:33.00 Taxes:18102.53
20100325-0022404

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Summit Parkwood Villa Apartments, L.P. 2323 21st Avenue South Suite 400 Nashville, Tennessee 37212	Summit Parkwood Villa Apartments, L.P. Attn: Robert King 2323 21st Avenue South Suite 400 Nashville, Tennessee 37212	050 000 083.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,892,576.00.

Affiant

Sworn to and subscribed before me this 24th day of March, 2010

Notary Public

My Commission Expires: 11-7-2011

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

SPECIAL 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 which are hereby acknowledged, 3258 BCP Associates, L.P., a Tennessee limited partnership ("GRANTOR"), does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Summit Parkwood Villa Apartments, L.P., a Tennessee limited partnership ("GRANTEE"), all that certain property situate, lying and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Whenever used herein, the terms "GRANTOR" and "GRANTEE" include the designated parties to this instrument and their heirs, legal representatives, executors, successors and assigns.

This is improved property located at 3258 Brick Church Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD said real property, with all appurtenances, estate, title and interest thereto belonging to said GRANTEE in fee simple absolute forever.

This conveyance is subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. General real estate taxes and special assessments for the year 2010 and subsequent years.

2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

3. All of the terms and easements set forth and contained in the Restrictive Covenants of record in Book 9203, Page 519, Register's Office for Davidson County, Tennessee.

4. Drainage Easement of record in Book 5116, Page 180, said Register's Office.

5. Sanitary Sewer Easement of record in Book 4832, Page 270, said Register's Office.

6. Rights of upper and lower riparian owners to the flow of the water of Ewing Creek, free from diminution or pollution.

7. Easement for the flow of the waters of Ewing Creek and the rights of the public therein.

8. Changes in the boundary of the Property resulting from erosion or accretion caused by the flow of Ewing Creek.

9. Title to that portion of the Property embraced within the bounds of any streets, roads or highways.

10. Rights of tenants, as tenants only, under leases.

GRANTOR does hereby covenant with GRANTEE that, subject to and except for the Permitted Title Exceptions, title to the Property is free from all encumbrances made by, through or under Grantor, and that, subject to and except for the Permitted Title Exceptions, Grantor does hereby warrant and will defend the title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[Signatures on the following page]

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto as of the 25th day of March, 2010

3258 BCP Associates, L.P.

By: _____
John Coleman Hayes, Jr.
Operating General Partner

By: _____
Joe R. Arnold
Operating General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the said county and state, **John Coleman Hayes, Jr.**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Operating General Partner (or other officer authorized to execute the instrument) of 3258 BCP Associates, L.P., the within named bargainor, a partnership, and that he as such Operating General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Operating General Partner.

Witness my hand and seal this 24th day of March, 2010.

_____
Notary Public

My Commission Expires: _____

KRISTA WAKEFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, a Notary Public of the said county and state, **Joe R. Arnold,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Operating General Partner (or other officer authorized to execute the instrument) of 3258 BCP Associates, L.P., the within named bargainor, a partnership, and that he as such Operating General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Operating General Partner.

Witness my hand and seal this 20th day of March, 2010.

JEAN T. MANOS
MY COMMISSION # DD 865894
EXPIRES: June 29, 2013
Bonded Thru Notary Public Underwriters

Jean T Manos
Notary Public

My Commission Expires: 06.29.2013

Exhibit A

Legal Description of the Property

Land situated in the County of Davidson, State of Tennessee, and described as follows: Land located in the 3rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee (formerly the 12th Civil District) located west of, and fronting on, Brick Church Pike, and being east of Highway I-24, and south of Briley Parkway, and being further described according to a survey dated February 15, 2010, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:

Beginning at an iron pin in the west right of way line, (and being 42.0 feet west of the centerline) of Brick Church Pike, as widened by State Project No. 19108-2704-54, said iron pin being the northeast corner of property deeded to the Davidson County Board of Education in Book 3165, Page 51, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a small parcel of land conveyed for the widening of the right of way of Brick Church Pike to the Metropolitan Government of Nashville and Davidson County, Tennessee by 3258 BCP Associates, L.P. of record in Book 10212, Page 656, re-recorded in Book 10363, Page 555, Register's Office for Davidson County, Tennessee; thence leaving said right of way and running with the north line of the property deeded to the Davidson County Board of Education and with a curve to the left having a radius of 25.00 feet for a distance around the curve of 3.12 feet to an iron pin at the end of the curve having a chord bearing of North 85 degrees 28 minutes 38 seconds West and a chord distance of 3.12 feet; thence continuing with the north property line of the property deeded to the Davidson County Board of Education N 89 deg 03 min 00 sec West 522.00 feet to an iron pin at the beginning of a curve to the right having a radius of 540.93 feet; thence with said curve in a westerly direction 81.70 feet to a "P.K." nail in asphalt at the end of said curve having a chord bearing of North 84 deg 43 min 23 sec West and a chord distance of 81.62 feet; thence South 0 deg 25 min 00 sec East 202.20 feet to an iron pin; thence South 1 deg 01 min 00 sec West 652.94 feet to a point in the center of Ewing Creek; thence down the creek with its approximate centerline South 88 deg 21 min 00 sec West 113.20 feet to a point in the easterly right of way of Interstate Highway I-24; thence leaving Ewing Creek and running with said easterly right of way of Highway I-24, North 26 deg 20 min 00 sec West 596.00 feet to an iron pin at the beginning of a curve to the right having a radius of 317.46 feet; thence with said curve in a northerly direction for a distance of 315.08 feet to a concrete highway marker at the end of said curve having a chord bearing of North 2 deg 06 min 00 sec East and a distance of 302.31 feet; thence continuing with the easterly margin of Highway I-24 and with the right of way of a ramp to Briley Parkway North 30 deg 32 min 00 sec East 389.55 feet to an iron pin; thence leaving said easterly right of way, and running, for the next eight calls, with the south boundary line of the property of Mary Ann Jones Merideth et al, of record in Book 6208, Page 888, R.O.D.C., Tennessee, North 88 deg 39 min 00 sec East 18.35 feet to an iron pin ; thence South 29 deg 46 min 00 sec East 157.03 feet to an iron pin; thence North 88 deg 00 min 00 sec East 126.40 feet to an iron pin at the beginning of a curve to the right having a radius of 595.00 feet and a chord bearing of South 1 deg 05 min 24 sec East; thence with said curve in a southerly direction 18.90 feet to an iron pin; thence South 89 deg 02 min 40 sec East 401.90

feet to an iron pin; thence North 50 deg 52 min 00 sec East 44.10 feet to an iron pin; thence South 54 deg 32 min 00 sec East 50.00 feet to an iron pin; thence South 89 deg 02 min 00 sec East 71.43 feet to an iron pin in the west right of way line of Brick Church Pike; thence with said right of way line South 11 deg 49 min 00 sec East 88.72 feet to an iron pin; thence continuing with the right of way of Brick Church Pike, as widened, South 2 deg 59 min 25 sec West 83.73 feet to the point of beginning, and containing 10.057 acres, more or less, or 438,100 square feet, more or less.

Being part of the same property conveyed to 3258 BCP ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from THE LIFE INSURANCE COMPANY OF VIRGINIA, A VIRGINIA CORPORATION, of record in Book 8512, Page 634, dated December 19, 1991, said Register's Office.