COUNTY OF FULTON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Michele Whiteside
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2011.

NOTARY PUBLIC

My Commission expires: 9/15/13

PATRICIA MASS NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES SEPT. 15, 2013

THIS INSTRUMENT PREPARED BY: Return to:
Michael R. Tippett, Esq., Carlton Fields, P.A., 1201 West Peachtree Street, Suite 3000, Atlanta, GA 30309

Name of Property Owner	Send Tax Bills To:	Map and Parcel Numbers:
~~TriTex Real Estate Advisors, Inc.~~ Stone Ridge Apartments LLC	Stone Ridge Apartmetns, LLC	107-130-126.00 107-130-155.00
Address of Property Owner ~~Monarch Tower, Suite 2200~~ ~~3424 Peachtree Road, NE Atlanta, Georgia 30326~~	1920 Needmore Road, Clarksville, Tennessee 37042	

1920 Needmore Rd.
Clarksville, TN
37042

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TRITEX REAL ESTATE ADVISORS, INC., a Delaware corporation,

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto

STONE RIDGE APARTMENTS, LLC, a Tennessee limited liability company,

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

See Exhibit "A" attached hereto attached for legal description.

This is unimproved ( ) improved (X) property, known as

1019	Patricia Drive	Nashville	Tennessee	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 GRANTEE, its heirs and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit "B". GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against every person lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, other than with respect to the matters described on Exhibit "B". 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.

Witness our hands this 27 day of December, 2011.

BILL GARRETT, Davidson County
Trans:T20120000753 DEEDWARRSP
Recvd: 01/04/12 14:17 4 pgs
Fees:23.00 Taxes:10360.00
20120104-0000898

GRANTOR:

TRITEX REAL ESTATE ADVISORS, INC., a Delaware corporation

By: Michele Whiteside
Name: Michele Whiteside
Title: Assistant Corporate Secretary

STATE OF GEORGIA }
COUNTY OF FULTON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Michelle Whiteside with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Corporate Secretary of TRITEX REAL ESTATE ADVISORS, INC., a Delaware corporation, the within named bargainor, a corporation, and that Michelle Whiteside as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and official seal at office this 27 day of December, 2011.

My Commission expires:
9/15/13

Notary Public

PATRICIA MASS NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA SEPT. 15, 2013

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Thirteenth Councilmanic District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Thompson Place and Patricia Drive, being a part of Lot No. 17 of the Map of Subdivision of H.W. Williams Land as of record in Book 547, page 63, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Patricia Drive, said point being the southeasterly corner of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, page 130-131, Register's Office for Davidson County, Tennessee, said point also being southerly 528 feet more or less from the centerline of Harold Drive; thence with said westerly right-of-way line the following calls: South 23 deg. 54 min. 56 sec. West, 98.22 feet to a point; with a curve to the left 261.75 feet to a point, said curve having a central angle of 28 deg. 29 min. 00 sec., a radius of 526.52 feet, a tangent of 133.64 feet and a chord of South 09 deg. 40 min. 26 sec. West, 259.06 feet, South 04 deg. 34 min. 04 sec. East, 143.09 feet to a point; South 04 deg. 08 min. 00 sec. East 460.47 feet to a point; with a curve to the right 37.25 feet to a point in the northerly right-of-way line of Thompson Place, said curve having a central angle of 85 deg. 22 min. 21 sec., a radius of 25.00 feet, a tangent of 23.03 feet and a chord of South 38 deg. 33 min. 06 sec. West 33.90 feet; thence, with said northerly right-of-way line South 81 deg. 14 min. 17 sec. West, 401.87 feet to a point; thence, continuing with said right-of-way line with the curve to the left 69.69 feet to a point; said curve having a central angle of 01 deg. 22 min. 54 sec., a radius of 2,889.79 feet, a tangent of 34.84 feet and a chord of South 80 deg. 32 min. 50 sec. West, 69.69 feet; thence, leaving said line with the easterly line of property conveyed to Juan Arnoldo Cruz by deed of record in Instrument No. 200403020023553, Register's Office for Davidson County, Tennessee, North 14 deg. 54 min. 00 sec. West, 167.15 feet to a fence corner, thence, with the northerly line of said Cruz property, South 73 deg. 06 min. 00 sec. West, 161.50 feet to a fence corner; thence, with the easterly line of property conveyed to Sell Excell, Inc., by deed of record in Instrument No. 200305200068414, Register's Office for Davidson County, Tennessee; Ernest C. and Patricia O. Kuhlo, by deed of record in Instrument No. 200212300162192, Register's Office for Davidson County, Tennessee; and SUSA-TN, LLC by deed of record as Instrument No. 200001100002857, Register's Office for Davidson County, Tennessee, North 01 deg. 45 min. 34 sec. West, 692.29 feet to a point; thence with the southerly line of property conveyed to George Watkins by deed of record in Book 10462, page 926, Register's Office for Davidson County, Tennessee, North 59 deg. 15 min. 09 sec. East, 759.83 feet to a point in the westerly line of Lot No. 10 as shown on the Plan of Patricia Heights, Section One, of record in Book 2331, page 131, Register's Office for Davidson County, Tennessee; thence with the said line, South 31 deg. 36 min. 00 sec. East, 174.66 feet to the point of beginning, containing 642,105 square feet or 14.74 acres, more or less, according to the survey by Wendell H. Talley, Sr., RLS No. 785, of Barge Waggoner Sumner & Cannon, Inc., dated November 12, 2004.

Being the same property conveyed to TriTex Real Estate Advisors Inc., by Substitute Trustee's Deed of record in Instrument No. 201007210057156, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Real property taxes and assessments for the year 2012 and subsequent years, a lien not yet due and payable.

2. Laws and regulations of governmental authorities applicable to the property described on Exhibit "A" attached hereto, including, without limitation, zoning codes and ordinances.

3. Any matters which would be disclosed by a current and accurate survey and inspection of the property described on Exhibit "A" attached hereto.

4. Rights of tenants by virtue of recorded or unrecorded leases.

5. All matters shown on the plat of record in Book 547, page 63, records of the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4067, page 837, aforesaid records.

7. Memorandum of Lease by and between Woodhaven Apartments Joint Venture and Web Service Company, Inc., of record in Book 9444, page 594, aforesaid records.

8. Memorandum of Lease by and between Woodhaven Apartments Joint Venture and Web Service Company, Inc., of record in Book 10608, page 578, aforesaid records; as affected by Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 20041124014128, aforesaid records.