This instrument was prepared by:

Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20130065119 DEEDWARRSP
Recvd: 07/30/13 14:45 9 pgs
Fees:48.00 Taxes:28860.00
20130730-0079363

After recording return to:

Douglas B. McDonald, Esq.
Venable LLP
8010 Towers Crescent Drive
Suite 300
Tysons Corner, VA 22182

Address of New Owners	**Send Tax Bills to:**	**Map/Parcel Numbers:**
as follows:		**092-15-0-180**
LEE TN, LLC 1661 Worthington Road Suite 100 West Palm Beach, FL 33409 Attention: William Stolberg	LEE TN, LLC 1661 Worthington Road Suite 100 West Palm Beach, FL 33409 Attention: William Stolberg	

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ PALM BEACH

The actual consideration of this transfer is $ 7,800,000.00

Affiant (Grantee)

Sworn to and subscribed before me, this 24th day of July, 2013.

Notary Public

My commission expires: 6/19/2017

Notary Public State of Florida
John Halvorson
My Commission FF 010818
Expires 06/19/2017

SPECIAL WARRANTY DEED
(Lee Pointe Apartments)

LEE APARTMENTS TENNESSEE, LLC, a Delaware limited liability company ("Grantor") FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and by these presents does grant, transfer and convey unto LEE TN, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's heirs and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

Grantor covenants (a) lawful seisin of the Property, (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances, except those listed in the Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its heirs and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth), but not 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.

This Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid Property and is not intended as a mortgage, trust, conveyance or security of any kind.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 29th day of July, 2013.

GRANTOR:

LEE APARTMENTS TENNESSEE, LLC,
a Delaware limited liability company

CIMF CVI-IV HOLDINGS, LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: DEAN RAJOSA
Title: Authorized Signatory

State of NEW YORK)
) ss.
County of NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEAN RAVICH, who acknowledged that he executed the foregoing for the purposes herein contained and further acknowledged that he is AUTHORIZED SIGNATORY of CIMF CVI-IV HOLDINGS, LLC, a Delaware limited liability company, sole member of LEE APARTMENTS TENNESSEE, LLC a Delaware limited liability company, the Maker, and is authorized by the Maker to execute this instrument on its behalf.

Witness my hand and official seal this 25TH day of JULY, 2013.

Notary Public

JEANNY TSOU
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TS6120437
Qualified in New York County
My Commission Expires December 20, 2016

My Commission Expires: DEC. 20, 2016

EXHIBIT A

PROPERTY DESCRIPTION
(See Attached)

BEING A PARCEL OF LAND IN THE TWENTY-FIRST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY MARGIN OF HAYES STREET BEING LOTS 13, 14, 15, 16 AND 17 AS SHOWN ON THE PLAT OF A.A. MELUERS SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 127, R.O.D.C. AND A PORTION OF LOT 156 AS SHOWN ON THE PLAN OF BOYD HOME TRACT OF RECORD IN PIAT BOOK 21, PAGE 39, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HOLE IN THE SIDEWALK IN THE NORTHERLY MARGIN OF HAYES STREET; SAID HOLE BEING 150.0 FEET, MORE OR LESS, WEST ALONG SAID MARGIN FROM THE WESTERLY MARGIN OF TWENTY-FIRST AVENUE NORTH; THENCE WITH THE NORTHERLY MARGIN OF HAYES STREET, SOUTH 59 DEGREES 00 MINUTES 47 SECONDS WEST, 300.00 FEET TO A CHISELED "X" IN THE SIDEWALK; THENCE, LEAVING SAID MARGIN, WITH THE EASTERLY LINE OF LOT NO. 12 IN THE NAME OF THE IRA ALFRED GADD TRUST OF RECORD IN DEED BOOK 11104, PAGE 594, R.O.D.C. NORTH 30 DEGREES 51 MINUTES 26 SECONDS WEST, 124.33 FEET TO A POINT IN THE SOUTHERLY MARGIN OF ALLEY NO. 379; THENCE, WITH SAID ALLEY, NORTH 46 DEGREES 19 MINUTES 11 SECONDS EAST, 256,29 FEET TO A P.K. NAIL; THENCE, CONTINUING WITH SAID ALLEY, NORTH 58 DEGREES 54 MINUTES 58 SECONDS, EAST, 49.93 FEET TO A RAILROAD SPIKE; THENCE LEAVING SAID ALLEY WITH THE WEST LINE OF 21ST PLAZA PARTNERS OF RECORD IN DEED BOOK 7474, PAGE 716, R.O.D.C, SOUTH 30 DEGREES 54 MINUTES 39 SECONDS EAST, 180.73 FEET TO THE POINT OF BEGINNING, CONTAINING 47,144 SQUARE FEET OR 1.08 ACRES, MORE OR LESS.

Being that same property that was conveyed to Lee Apartments Tennessee, LLC, by Lee Multi-Family, LLC, dated July 2, 2007, and recorded on July 17, 2007, as Instrument Number 20070717-0085063 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS
(See Attached)

PERMITTED ENCUMBRANCES

LEE APARTMENTS

1. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY UNDER THE PRIOR UNRECORDED WRITTEN RESIDENTIAL LEASES LISTED IN THAT CERTAIN SETTLEMENT AGREEMENT AND RELEASE BY AND AMONG FANNIE MAE, THE GRANTOR AND CERTAIN OTHER PARTIES DATED JULY 24, 2013

2. TAXES FOR THE YEAR 2013, A LIEN, NOT YET DUE AND PAYABLE

3. MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (INCLUDING FIXTURE FILING) FROM LEE APARTMENTS TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO WILLIAM L., ROSENBERG, OF DAVIDSON COUNTY, TENNESSEE AS TRUSTEE FOR WACHOVIA MULTIFAMILY CAPITAL, INC. DATED AS OF JULY 9, 2007, FILED OF RECORD JULY 17, 2007, IN INSTRUMENT NO. 20070717-0085064, IN THE ORIGINAL PRINCIPAL AMOUNT OF $6,900,600.00.

   FBT OF TENNESSEE, INC., A TENNESSEE CORPORATION, WAS APPOINTED AS SUBSTITUTE TRUSTEE, BY NOTICE OF APPOINTMENT OF SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20130313-0025121, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   ASSIGNMENT OF MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (INCLUDING FIXTURE FILING), DATED AS OF JULY 9, 2007, FROM WACHOVIA MULTIFAMILY CAPITAL, INC. TO FANNIE MAE AND RECORDED ON JULY 17, 2007, AS DOCUMENT NO. 20070717-0085065, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FIRST AMENDMENT TO MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (INCLUDING FIXTURE FILING) RECORDED AUGUST 8, 2007 AT 9:59 A.M. AS DOCUMENT NO.20070808-0094757.

4. UCC-1 FINANCING STATEMENT NAMING LEE APARTMENTS TENNESSEE, LLC, DEBTOR, AND FANNIE MAE, SECURED PARTY, OF RECORD IN INSTRUMENT NO. 20070806-0093286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   UCC-1 FINANCING STATEMENT AMENDMENT NAMING LEE APARTMENTS TENNESSEE, LLC, DEBTOR, AND FANNIE MAE, SECURED PARTY, OF RECORD IN INSTRUMENT NO. 20120215-0013194, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. TERMS AND CONDITIONS OF THAT CERTAIN LEASE AS EVIDENCED BY MEMORANDUM OF LEASE DATED AUGUST 1, 2001 BY AND BETWEEN LEE MULTIFAMILY, LLC, AS LESSOR AND WEB SERVICE COMPANY, INC. AS LESSEE OF RECORD IN INSTRUMENT NO. 20011127-0128778, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS SUBORDINATED BY A

SUBORDINATION ATTORNMENT AND NON-DISTURBANCE AGREEMENT, DATED AS OF JUNE 26, 2007, BY AND BETWEEN WEB SERVICE COMPANY, INC. AND WACHOVIA MULTIFAMILY CAPITAL, INC. AND RECORDED ON JULY 17, 2007 AS INSTRUMENT NO, 20070717- 0085066, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. ANY FACT, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY A SURVEY PREPARED BY J. ALAN CUMMINGS, RLS NO. 2351, CRAWFORD LAND SURVEYORS, P.C., DATED AUGUST 31, 2000, LAST REVISED JUNE 14, 2007:

- MINIMUM BUILDING SETBACK LINES OF 40 FEET ON THE FRONT, 20 FEET ON THE REAR AND 0 FEET ON THE SIDE
- BUILDING ENCROACHES THE MINIMUM BUILDING SETBACK LINE TO THE SOUTH