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VOL 1219 PL 573

For True Consideration See Affidavit
Book 42 Page 97

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that STANBRIDGE LIMITED PARTNERSHIP, a South Carolina limited partnership, hereinafter referred to as Grantor, in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration paid to Grantor by BFTG LAKESHORE I APARTMENTS ASSOCIATES LIMITED PARTNERSHIP, a Massachusetts limited partnership, hereinafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell, and release unto the said Grantee, its successors and assigns, that certain tract or parcel of land, together with all improvements located thereon, in the County of Greenville and the State of South Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's successors and assigns forever. -14-151-WG10.5-1-102

AND GRANTOR does hereby bind Grantor and Grantor's successors, assigns, executors and administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's successors and assigns against Grantor and against every person lawfully claiming or to claim the same or any part thereof by, through, or under Grantor.

WITNESS OUR hands and seals this 24th day of May 1984.

STANBRIDGE LIMITED PARTNERSHIP

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

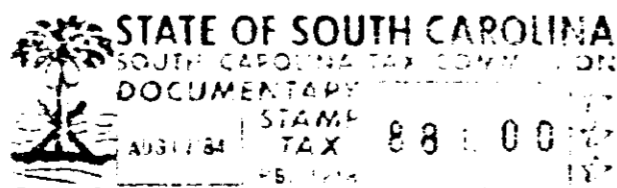
By AmReal Corporation, its Corporate General Partner

Robert A. Blackwood

By: [Signature] (SEAL)

Jackie C. Ballard

Attest: Marion M. Gooden (SEAL)
Ass. Secretary



(CONTINUED ON NEXT PAGE)