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GREENVILLE CO. S.C.

Nov 27 12 44 PM '84

SPECIAL WARRANTY DEED

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DONNIE S. TANKERSLEY Special Warranty Deed, made and delivered as of this 31<sup>st</sup> day of October, 1984, by TOWN & CAMPUS INTERNATIONAL, INC., a Missouri corporation ("Grantor"), to BROADMOOR APARTMENTS OF GREENVILLE, a South Carolina limited partnership having an address at 1717 Hidden Creek Court, St. Louis, Missouri 63131 ("Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), receipt of which is hereby acknowledged, by these presents does bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situated, lying and being in Greenville County, South Carolina, and being more fully described on EXHIBIT A attached hereto and made a part hereof, together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining (being a portion of those premises conveyed to Grantor by instrument recorded in Book 1139, Page 646, of the Greenville County Records). 13-(308 & 235)-B12-1-1.2

These presents are made and accepted subject to the liens, easements, restrictions, encumbrances, and other matters set forth on EXHIBIT B attached hereto and made a part hereof, to those tenancies not of record but existing as of the date hereof, to the lien of general property taxes for the year 1984 and thereafter, and to special taxes or assessments existing or arising on or after the date hereof other than those special taxes or assessments for improvements in place as of July 31, 1984.

To have and to hold the same unto Grantee, and its successors and assigns, forever.

And Grantor does hereby bind itself and its successors and legal representatives to warrant and forever defend, all

Instrument Prepared By:

George E. Murray, III  
Bryan, Cave, McPheeters & McRoberts  
500 North Broadway  
St. Louis, Missouri 63102

(CONTINUED ON NEXT PAGE)