

Grantee's Address: Consolidated Capital Properties V
1900 Powell Street - Suite 1000

FILED Emeryville, CA 94608
RELAYED BY AGG: Rose Marie Mitchell

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For True Consideration See Affidavit

BY: J. T. KERSLE
R.M.C.

SPECIAL WARRANTY DEED

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The State of South Carolina, Greenville County:

KNOW ALL MEN BY THESE PRESENTS, AGS COLONIAL VILLA ASSOCIATES (herein called "Grantor"), a South Carolina limited partnership with offices c/o AGS Properties, 111 East 38th Street, New York, New York 10016, in consideration for Ten (\$10) Dollars and other good and valuable consideration grants, bargains, sells and releases unto CONSOLIDATED CAPITAL PROPERTIES V (herein called "Grantee"), a California limited partnership* having a place of business at Suite 1000, 1900 Powell Street, Emeryville, California 94608, its successors and assigns, the parcel of real property situate in Greenville County, South Carolina described on Exhibit A attached hereto and made a part hereof, together with the buildings and improvements constructed thereon and all fixtures appurtenant to said land, buildings and improvements and all rights, members, hereditaments and appurtenances belonging or in anywise incident and appertaining thereto, subject to all matters set forth in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

(12)-500-279-2-3

* doing business in South Carolina under the name Consolidated Capital Properties V Limited Partnership

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