

FILED
GREENVILLE CO. S.C.
DEC 27 3 53 PM '84
DONNIE S. TANKERSLEY
R.M.C.

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For True Consideration See Affidavit
Book 42 Page 246

SPECIAL WARRANTY DEED

STATE OF *New York*)
) ss.
COUNTY OF *New York*)

THIS DEED, executed as of the 1st day of December, 1984, by CFC 79 PARTNERSHIP D, a Utah limited partnership (hereinafter referred to as "Grantor") to TWIN COURT REALTY LIMITED PARTNERSHIP, a South Carolina limited partnership (hereinafter referred to as "Grantee"), whose mailing address is c/o Radice Equities, 405 Lexington Avenue, New York, New York 10174.

WITNESSETH:

IN CONSIDERATION of the sum of Five Dollars (\$5.00) and other valuable consideration, receipt of which is acknowledged by Grantor, Grantor has granted, bargained, sold and released, and by this Deed grants, bargains, sells and releases to Grantee the real property described on Exhibit "A" attached hereto and hereby incorporated herein, subject to the Permitted Exceptions shown on Exhibit "B" attached hereto and hereby incorporated herein.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto;

TO HAVE AND TO HOLD all and singular said property unto Grantee, its successors and assigns, forever.

GRANTOR covenants to warrant and forever defend all and singular said property unto Grantee, its successors and assigns, from and against Grantor and all persons claiming by, through or under Grantor.

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