QUITCLAIM DEED

BOOK 5185 PAGE 232

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
Hartford House Apartments, A Limited Partnership 111 Zebulon Nashville, Tn 37211	Same	119-16 41 119-16 232

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this 14th day of December, 197

Notary Public

My Commission Expires

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

RECORDER'S NOTE
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

WHEREAS, James W. Hall and Daniel J. Toner, d/b/a Hall and Hall Investors, a partnership organized pursuant to a Partnership Agreement of record in Book 4824, page 739, Register's Office for Davidson County, Tennessee, and as amended in Book 4824, page 743, said Register's Office, holds record title to the real estate hereinafter described; and

WHEREAS, by a Limited Partnership Agreement of record in Book 4946, page 361, said Register's Office, said partnership was converted to a limited partnership named Hall and Hall Investors, A Limited Partnership, for the purpose of constructing, owning and operating an apartment project known as Hartford House Apartments; and

WHEREAS, in said Limited Partnership Agreement, the General Partners, James W. Hall and Daniel J. Toner, agreed to execute all deeds necessary to vest title to the real estate hereinafter described in said limited partnership; and

WHEREAS, James W. Hall has been adjudged a bankrupt in the United States District Court for the Middle District of Tennessee, Bankruptcy No. 76-1509; and

WHEREAS, C. Kinian Cosner, Jr., Trustee, in said bankruptcy proceeding has conveyed, for a valuable consideration, by Assignment dated December 1, 1976, all right, title and interest of James W. Hall in Hall and Hall Investors, A Limited Partnership to Dan Toner, being one and the same person as Daniel J. Toner; and

WHEREAS, by Consent Agreement, dated November 12, 1976, the limited partners of said limited partnership consented to such acquisition and agreed to recognize Daniel J. Toner as the sole general partner of Hall and Hall Investors, A Limited Partnership, and;

WHEREAS, by an amendment to the Limited Partnership Agreement of record in Book 5185, page 228, Register's Office for Davidson County, Tennessee, Hall and Hall Investors, A Limited Partnership changed its name to Hartford House Apartments, A Limited Partnership; and

WHEREAS, Daniel J. Toner as such sole general partner desires to vest title to the real property hereinafter described in Hartford House Apartments, A Limited Partnership.

NOW, THEREFORE, Daniel J. Toner, as the sole general partner of the partnership of James W. Hall and Daniel J. Toner, d/b/a Hall & Hall Investors, now Hartford House Apartments, A Limited Partnership, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does hereby quitclaim and convey unto Hartford House Apartments, A Limited Partnership, its successors and assigns, the following described land, in Davidson County, Tennessee, to wit:

> Two tracts of land in the 6th Civil District of Davidson County, Tennessee, being more particularly described as follows:
>
> TRACT NO. 1: Beginning at a concrete monument in the southerly margin of Whitsett road, said monument being the northwest corner of Hartford House, recorded in Plat Book 4460, page 171, Register's Office of Davidson County, Tennessee, said monument being northwestwardly 460.79 feet from the northwesterly return of Hartford Drive; thence, with the westerly boundary line of Hartford House, south 05° 54' 30" west a distance of 397.73 feet to a concrete monument, said monument being a common corner between the herein described property and said Hartford House and Hidden Acres, Second Addition, of record in Plat Book 2083, page 79, Register's Office of Davidson County, Tennessee; thence, with the westerly boundary line of the said Hidden Acres, south 05° 51' west a distance of 405.30 feet to a concrete monument, said monument being in the northeasterly boundary line of Country Squire Subdivision, of record in Plat Book 4060, page 93, Register's Office of Davidson County, Tennessee; thence, with the northeasterly boundary line of Country Square Subdivision, north 38° 29' west a distance of 280.80 feet to a concrete monument, being a common corner between the herein described property and the previously mentioned Country Square Subdivision and Nolensville Heights Subdivision, of record in Plat Book 2083, page 80, and B. W. Stanley, and wife, and the R. E. Bowling property of record in Book

4560, page 421, Register's Office of Davidson County, Tennessee; thence, with the easterly boundary line of the said Stanley and Bowling properties, north 04° 10' East a distance of 610.37 feet to a concrete monument on the southerly margin of Whitsett Road; thence, with the southerly margin of Whitsett Road the following calls: South 79° 22' east 23.03 feet to a concrete monument, north 89° 19' 30" east a distance of 50.99 feet to a concrete monument, and south 79° 22' east a distance of 141.44 feet to the point of beginning, containing 3.32 acres, more or less.

Being the same property conveyed to James W. Hall and Daniel J. Toner, d/b/a Hall & Hall Investors, by deed from Beulah D. Sharpe, of record in Book 4786, page 147, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Hartford House, as of record in Book 4460, page 171, Register's Office for said County, described as follows: Beginning at a point in the southerly margin of Hartford Drive, said point being the northwest corner of Lot No. 1, Hartford Heights, as of record in Book 4350, page 64, said Register's Office; thence with the westerly line of said Lot No. 1, south 33° 58' east 177.87 feet to a monument; thence south 89° 45' west 47.40 feet to a monument; thence south 03° 35' west 200 feet to a monument; thence south 86° 29' west 74.4 feet to a monument; thence south 03° 15' West 341.49 feet to a monument; thence north 67° 33' west 186.62 feet to a monument; thence north 0° 45' east 60.24 feet to a monument; thence south 89° 14' west 141.75 feet to a monument; thence north 80° 12' west 222.4 feet to a monument; thence north 05° 54' 30" east 397.85 feet to a monument in the southerly margin of Whitsett Road; thence with the same south 79° 22' east 81.46 feet to a point; thence with a curve having a radius of 280.16 feet, northeastwardly 358.01 feet to a point; thence north 27° 25' east 21.32 feet to a point; thence with a curve, having a radius of 47.96 feet, eastwardly 41.59 feet to a point in the southerly margin of Hartford Drive; thence with said margin and a curve having a radius of 150 feet eastwardly 124.34 feet to the point of beginning.

Being the same property conveyed to James W. Hall and Daniel J. Toner, d/b/a Hall & Hall Investors, by quitclaim deed from James W. Hall and Daniel J. Toner, of record in Book 4946, page 357, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to all liens, easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17 day of August, 1977.

JAMES W. HALL and DANIEL J. TONER,
d/b/a HALL & HALL INVESTORS, A
Partnership

BY: Daniel J. Toner, General Partner
Daniel J. Toner, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Sue B. Harding, a Notary Public in and for said County and State, personally appeared Daniel J. Toner, with whom I am personally acquainted and who upon his oath, acknowledged himself to be the sole General Partner of the partnership of James W. Hall and Daniel J. Toner, d/b/a Hall & Hall Investors, now Hartford House Apartments, a Limited Partnership, the within named bargainor, and that he as such sole General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Partnership by himself as such General Partner.

AUG 17 MISC B* 8.00 * 8.00

WITNESS my hand and official seal at office at Nashville Tennessee, on this the 17th day of August, 1977.

Sue B Harding
Notary Public

My Commission Expires: 5/13/80

E20949

IDENTIF. REFERENCE

AUG 17 2 39 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.