QUITCLAIM DEED

BOOK 5318 PAGE 12

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
I.R.E. Series III, Inc. 2000 South Dixie Highway Miami, Florida 33133	Same	2 DA. 50660 10 6 12

Prepared by:
Perlstein and Poller, P.A.
2000 So. Dixie Highway
Miami, Fla 33133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 10.00 (ten) .

Affient

Subscribed and sworn to before me, this 31st day of July, 1978.

Annie Laverde
NOTARY PUBLIC

My Commission Expires: May 8, 1979

JUL 31 MISC

B* 6.00 * 6.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) in hand paid to it, the receipt whereof is hereby acknowledged, I.R.E REAL ESTATE PARTNERS, LTD., SERIES III ("Grantor"), does hereby by these presents quitclaim and convey unto I.R.E. SERIES III, INC. ("Grantee"), to successors and assigns, all the right title, interest, claim and demand which it may have in and to the real property described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to only the proper use, benefit and behoof of the Grantee forever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, this 31st of July 1978.

Witnesses:

Bill Smithman

I.R.E. REAL ESTATE PARTNERS, LTD.
SERIES III

By: I.R.E. REALTY ADVISORS, INC.,
its general partner

By:
ALAN B. LEVAN, PRESIDENT

STATE OF Tennessee)

COUNTY OF Davidson)

BOOK 5318 PAGE 13

Before me, Annie Cavender, Notary Public of the State and County aforesaid, personally appeared ALAN B. LEVAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of I.R.E. REALTY ADVISORS, INC., the General Partner of I.R.E. REAL ESTATE PARTNERS, LTD. SERIES III, within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 31st day of July, 1978.

Annie Cavender
NOTARY PUBLIC

My Commission Expires: May 8, 1979

NOTARY PUBLIC

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IDENTIF. REFERENCE

JUL 31 11 12 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EXHIBIT A

D E S C R I P T I O N

Being a parcel of land in the Third Civil District of Davidson County, Tennessee, as shown on a survey prepared by Barge, Waggoner & Sumner, dated June 6, 1966, revised June 15, 1972, and May 19, 1978, and being more particularly described as follows:

Beginning at a point in the North right-of-way of Murfreesboro Road, or U.S. Highway No. 41, said point being W. L. Hagan's Southwest corner; thence with the North margin of Murfreesboro Road along a curve to the right, having a radius of 1879.90 feet, a central angle of 7° 12' 22", 236.32 feet, to a point, the end of said curve; thence North 52° 13' West 268.54 feet to a point in the northerly margin of said Murfreesboro Road; thence leaving said Murfreesboro Road, North 34° 47' East 264.33 feet to a fence corner; thence with a fence North 49° 27' West 265.21 feet to a point, Harsh's Southeast corner; thence North 18° 04' East 639.08 feet with Harsh's line and McQuiddy's line, to a fence corner; thence along McQuiddy's South line South 70° 53' East 673.98 feet to a point in W. L. Hagan's West line; thence with W. L. Hagan's West line the following courses and distances; South 4° 08' West 424.64 feet to a point; South 26° 03' West 301.0 feet to a point; thence South 6° 50' West 189.00 feet to a fence corner; thence North 81° 53' West 152.47 feet to a corner post; thence South 10° 46' West 216.96 feet to the point of beginning, and containing 16.01 acres, more or less.

Being the same property conveyed to I.R.E. Real Estate Partners, LTD. Series, III, a Florida Limited Partnership, by quitclaim deed from Sutton Executives, Inc., a Tennessee corporation, of record in Book 4806, page 905, Register's Office for Davidson County, Tennessee.