Buyer + Tax Bills
American Property Investors VIII
660 Newport Center Dr.
Newport Beach, Ca.

Map. 51-8 Par 67
110-65790

QUITCLAIM DEED

BOOK 5429 PAGE 781

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged; I, THOMAS M. EISNER, husband of SAVILLA G. EISNER, hereby declaring that our marriage has been continuous from the date of acquisition of the herein described property until the date of this coveyance;

DO HEREBY bargain, sell, remise, release, quit-claim and convey unto AMERICAN PROPERTY INVESTORS VIII, a California limited partnership and its successors and assigns, the following described real estate, including the building and improvements located thereon, (the "premises") in the City of Nashville, Davidson County, Tennessee:

A tract of land in the SEcond, formerly the Eleventh, Civil District of Davidson County, Tennessee, being a portion of Lot No. 3 on the original plan of Montague Subdivision of record in Book 421, page 129, R.O.D.C., Tennessee, being known also as a part of the lot marked Ben Webster and a part of Lots 12 and 13 on the unrecorded map of Webster's Resubdivision of certain lots in Montague Subdivision originally laid out by survey of Z. J. Wilkinson dated June 21, 1939, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way of Gallatin Pike, as widened, said point being the southerly terminus of the southeasterly 25 foot radius curve return from East Webster Street and proceeding:

1. Northerly and easterly with said 25 foot radius return curve to the right a distance of 39.12 feet to a spike in the southerly right-of-way of East Webster Street; thence,
2. With the same S 63 deg. 11' 56" E, 100.00' to a PK nail; thence,
3. Leaving the right-of-way of Webster Street, S 27 deg. 03' 00" W, 105.11' to an iron pin, thence,
4. N 63 deg. 05' 39" W, 125.03' to a point in the easterly right-of-way of Gallatin Pike, thence,
5. With the same N 27 deg. 08' 00" E, 80.00' to the point of beginning and containing 12,985 square feet or 0.298 of an acre as per survey by Ragan-Smith & Associates dated August 9, 1978.

BEING the same property conveyed to Tyomas M. Eisner by Quit-claim Deed from Reproco, Inc. of record in Book 5357, page 503, Register's Office for Davidson County, Tennessee. This is the same property conveyed by Book 5346, page 503, and is according to a survey by Ragan-Smith & Associates, dated August 9, 1978.

TRACT NO. 2. A tract of land in the Second, formerly the Eleventh, Civil District of Davidson County, Tennessee, being an easement for a driveway adjacent to the southerly line of the above described tract No. 1 and being more particularly described as follows:

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

BEGINNING at a point in the easterly right-of-way of Gallatin Pike at the southwesterly corner of Tract No. 1, said point also being S 27 deg. 08' 00" W, 80.00' (as measured along the easterly right-of-way of Gallatin Pike) from the southerly terminus of the southeasterly 25 foot radius return curve from East Webster Street and proceeding:

1. Leaving said right-of-way of Gallatin Pike with the southerly line of above described tract No. 1, S 63 deg. 05' 39" E 125.03' to an iron pin; thence,
2. South 27 deg. 03' 00" W a distance of 24.00' to a point; thence,
3. N 63 deg. 05' 00" W, 95.0' to a point; thence,
4. S 88 deg. 54' 31" W, 34.12' to a point in the easterly right-of-way of Gallatin Pike, thence,
5. With the same, N 27 deg. 08' 00" E, 40.00' to the point of beginning and containing 3,240 square feet or 0.074 of an acre as per survey by Ragan-Smith and Associates dated August 9, 1978.

BEING the same easement conveyed to Reproco, Inc. by Quitclaim Deed of record in Book 3985, page 663, R.O.D.C., Tennessee, and to Thomas M. Eisner by Quitclaim Deed of record in Book 5357, page 503, R.O.D.C., Tennessee, together with all the improvements thereunto belonging.

I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by through or under me, but not further or otherwise.

AND I, SAVILLA G. EISNER, wife of THOMAS M. EISNER, do hereby join in this instrument for the purpose of releasing, and do hereby release and convey all of my right, title and interest in and to the above described premises.

IN WITNESS WHEREOF, the said parties have hereto set their hands this 16 day of April, 1979.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Thomas M. Eisner

Thomas M. Eisner as attorney in fact for Savilla G. Eisner

Savilla G. Eisner
By Thomas M. Eisner
pursuant to Power of Attorney
dated April 4, 1979

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

BOOK 5429 PAGE 783

I, Joyce Helman a Notary Public in and for the County and State aforesaid, do hereby certify that on the 16th day of April, 1979, before me personally appeared Thomas M. Eisner who is known by me to be the identical person who is described in, whose name is subscribed to, and who signed and executed the foregoing instrument, and having first made known to him the contents, thereof, he personally acknowledged to me that he signed and sealed the same on the date it bears as his true, free and voluntary act and deed for the uses, purposes and considerations therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year above.

JOYCE HELMAN
Notary Public State of New York
No. 31-4673168
Qualified in New York County
Commission Expires March 30, 1980

Joyce Helman
Notary Public

My Commission Expires:

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

I, Joyce Helman a Notary Public in and for the County and State aforesaid, do hereby certify that on the 16th day of April, 1979, before me personally appeared Savilla G Eisner by Thomas M. Eisner her attorney in fact who is known by me to be the identical person who is described in, whose name is subscribed to, and who signed and executed the foregoing instrument, and having first made known to him the contents, thereof, he personally acknowledged to me that he signed and sealed the same on the date it bears as his true, free and voluntary act and deed for the uses, purposes and considerations therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year above.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory

Joyce Helman
Notary Public

My Commission Expires:

JOYCE HELMAN
Notary Public State of New York
No. 31-4673168
Qualified in New York County
Commission Expires March 30, 1980

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F. 2 7 2 0 4

IDENTIFICATION REFERENCE

MAY 2 12 07 PM '79

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

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

BOOK 5429 PAGE 784

We hereby offer this instrument for recording within the meaning of the Statutes of the State of Tennessee under TCA Code Section 67-4102, Item (S), hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $ Ten ($10.00) Dollars which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me this 16th day of April, 1979.

Notary Public

My Commission Expires:

JOYCE HELMAN
Notary Public State of New York
No. 31-4673168
Qualified in New York County
Commission Expires March 30, 1980

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

JOYCE HELMAN NOTARY PUBLIC STATE OF NEW YORK