This instrument prepared by: Dreyer & Traub
90 Park Avenue
New York, N. Y. 10016

Send Tax Receipts to:
Thomas Finn
295 Madison Avenue
New York, N. Y. 10017

6154

Map 118-11 Par 137
Field Book BH-2295

QUITCLAIM DEED

BOOK 5486 PAGE 751

08/22/80 -00*21 12.00 CHECK

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledge; 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 conveyance;

DO HEREBY bargain, sell, remise, release, quitclaim and convey unto AMERICAN PROPERTY INVESTORS IX, 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 Berry Hill, Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No.17 of Block "J" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at an existing iron pin on the northerly right-of-way of Thompson Lane that is 159.4 feet westerly from the westerly end of the northwesterly return curve at the intersection of Thompson Lane and East Iris Drive and proceeding:
North 85 deg. 31'00" West a distance of 79.40 feet to a PK nail set in concrete base of a 6-inch metal post; thence north 4 deg. 42'58" East a distance of 133.20 feet to existing iron pipe; thence south 84 deg. 37'54" East a distance of 79.49 feet to an existing iron pin; thence south 4 deg. 45'23" West a distance of 131.97 feet to the point of beginning and containing 10,532 square feet or 0.24 of an acre.

BEING the same property conveyed to Thomas M. Eisner by quitclaim deed from John M. Ray and Phyllis J. Ray, his wife, of record in Book 5376 Page 588 Register's Office for Davidson County, Tennessee.

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 13 day of August, 1979.

Thomas M. Eisner

Savilla G. Eisner by Thomas M. Eisner attorney in fact

Savilla G. Eisner
By Thomas M. Eisner
pursuant to Power of Attorney
dated 4/4/79 of record in
Book 5249, page 768, Register's
Office for Davidson County, Tennessee.

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 13th day of August, 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

My Commission Expires

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

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 13th day of August 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.

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

BOOK 5486 PAGE 754

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

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 Tenant to Co $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sevilla G. Turner by Thomas M. Turner attorney in fact.

Affiant

Sworn to and subscribed before me this 13th day of August, 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

F 47782

T
IDENTIF. REFERENCE

AUG 22 10 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.