jcp 11/29/83

QUITCLAIM DEED

BOOK 6194 PAGE 919

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
CRESTVIEW, LTD. Suite 31, 2120 Crestmoor Rd. Nashville, TN 37215	CRESTVIEW, LTD. Bankers Mortgage P. O. Box 786 Brentwood, TN 37027	107-13;137 107-13;148

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 1st day of December, 1983.

Notary Public

My Comm. Expires: 7/21/85

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by CRESTVIEW, LTD., a Tennessee limited partnership ("Grantee"), and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, CRESTVIEW ASSOCIATES, LIMITED, a California limited partnership, does hereby quitclaim, transfer and convey to Grantee all of its right, title, and interest in and to the parcel of real estate located in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated by reference herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representatives as of the 1st day of December, 1983.

CRESTVIEW ASSOCIATES LIMITED, a California Limited Partnership

BY: _____
Richard Swartz, General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, _____ a Notary Public in and for the County and State aforesaid, personally appeared Richard Swartz, with whom I am personally acquainted, and who upon oath acknowledged himself to be General Partner of Crestview Associates, Limited, the within named bargainor, a limited partnership and that he as such General Partner being authorized so to do, executed the foregoing instrument for the puroses therein contained, by signing the name of the Limited Partnership by himself as such General Partner.

Witness my hand and seal, at office in Nashville Tennessee, this the 1st day of December, 1983.

NOTARY PUBLIC

My Commission Expires: 7/21/85

12/15 2.00 CHECK

9845

EXHIBIT A

A tract or parcel of land located in Davidson County, Tennessee, and more particularly described according to a survey by John Kohl, dated December 1, 1983, as follows:

BEGINNING at a point in the southerly margin of Thompson Place at a steel pin set in the asphalt at the northwest corner of the Thompson Place Apartments site as recorded in Book 4795, page 728, Register's Office for Davidson County, Tennessee, said pin also being the northeast corner of the herein described tract; thence with said Thompson Place Apartments westerly line South 4 deg. 08 min. 38 sec. East 423.51 feet to a steel pin; thence South 87 deg. 09 min. 17 sec. West 378.81 feet to a steel pin at the southeast corner of the Lavista Villa Apartments as recorded in Book 4060, page 29, Register's Office for said County; thence with said Lavista Villa's easterly line North 7 deg. 10 min. West 144.50 feet to a steel pin; thence North 82 deg. 32 min. East 75.00 feet to a steel pin; thence North 12 deg. 58 min. West 247.20 feet to a steel pin at the northeast corner of the Dessa Smith property as recorded in Book 3343, page 155, said Register's Office, said pin being in the southerly margin of said Thompson Place and being the northwest corner of this tract; thence along the southerly margin of Thompson Place with a curve to the south having a radius of 1885.27 feet a distance of 350.57 feet to the point of beginning.

BEING the same property conveyed to R. L. Freeman, Trustee, with full power to mortgage, pledge, lease or convey without the joinder of any beneficiary, by deed from David Faircloth and wife, Katherine Juanita Faircloth, Ralph Stevens and wife, Mildred W. Stevens and F.L.S. Co., Inc., of record in Book 4499, page 89, Register's Office for Davidson County, Tennessee, and being the same property vested in J. Brent Hurd, Successor Trustee by Designation of Successor Trustee and Amendment to Trust Agreement, of record in Book 6194, page 910, said Register's Office.

PERMITTED EXCEPTIONS:

1. Metro taxes for 1983 which have been prorated and assumed by Grantee.

2. Multifamily Deed of Trust, Assignment of Rents and Security Agreement executed by J. Brent Hurd, Substitute Trustee with full power to mortgage, pledge, lease or convey without joinder of any beneficiary, to Harold W. Fogelberg, Trustee, of record in Book 5483, page 209, said Register's Office, dated August 16, 1979, to secure to First American National Bank of Nashville, an indebtedness in the amount of $900,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

3. Financing Statement filed August 16, 1979, showing J. Brent Hurd, Substitute Trustee, as Debtor and First American National Bank of Nashville as Secured Party, No. F46598, of record in Book 5483, page 220, said Register's Office, to secure an indebtedness in the amount of $900,000.00. Said Financing Statement was assigned to Federal Home Loan Mortgage Corporation, by instrument of record in Book 5483, page 222, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 4284, page 285, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewers and/or storm drainage easement conveyed by deed from Ralph Stevens and David Faircloth to Metropolitan Government of Nashville and Davidson County, Tennessee, dated August 18, 1967, of record in Book 4168, page 952, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewers and/or storm drainage easement conveyed by deed from Ralph Stevens and David Faircloth to Metropolitan Government of Nashville and Davidson County, Tennessee, dated March 31, 1970, of record in Book 4408, page 148, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewers and/or Storm drainage easement conveyed by deed from F.L.S. Corporation, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated March 31, 1970, of record in Book 4408, page 151, Register's Office for Davidson County, Tennessee.

8. Easement deed by and between David Faircloth and wife, Juanita Faircloth, Ralph Stevens and wife Mildred W. Stevens, and F.L.S. Co., Inc., a Tennessee Corporation, and David Faircloth and wife, Juanita Faircloth and Ralph Stevens and wife, Mildred W. Stevens, dated April 3, 1970, of record in Book 4408, page 897, Register's Office for Davidson County, Tennessee.

9. A Purchase Money Wraparound Deed of Trust dated as of October 1, 1979 from Crestview Associates, Limited and J. Brent Hurd, Trustee to Stephen C. Baker, Deed of Trust Trustee, of record in Book 6101, page 788, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

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DEC 15 2 49 PM '83

FELIX 2. [illegible]
DAVIDSON COUNTY, TN