This instrument prepared by:
Gerald Walling, Esq.
1600 Candler Bldg.
Atlanta, Georgia

QUITCLAIM DEED

BOOK 6463 PAGE 456

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SUNCHASE INVESTMENTS, INC.	(same)	161- 42
(NAME)	(NAME)	and 147
5800 Campus Circle Dr., #101A		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Irving, Texas 75063		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, SUNCHASE INVESTMENTS, LTD., a Texas limited partnership ("Grantor") by these presents do hereby quitclaim and convey unto SUNCHASE INVESTMENTS, INC., a Texas corporation its successors and assigns, all its right, title and interest in and to the following described tract of land:

that certain tract and parcel of real property described more particularly on Exhibit "A" attached hereto and incorporated herein for all purposes; SUBJECT, HOWEVER, TO those certain matters (the "Permitted Exceptions") more particularly set forth on Exhibit "B" attached hereto and incorporated herein for all purposes.

17371 4

IDENTIF. REFERENCE

Dec 31 2 00 PM '84

DAVIDSON COUNTY, TN

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

The actual consideration or value whichever is greater, for this transfer is $ 1.00

Subscribed and sworn to before me, this the 30th day of December 19 84

Affiant L. Scott Moore

My commission expires:

Notary Public

PAMELA BEDFORD
My Commission Expires
June 23, 1988

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

Witness its hand this 30th day of December, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SUNCHASE INVESTMENTS, LTD.

By: L. Scott Moore
L. Scott Moore, General Partner

By: Andrew J. Archuleta
Andrew J. Archuleta, General Partner

12/31 15.00

3033

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, PAMELA BEDFORD, a Notary Public in and for said County and State, L. Scott Moore and Andrew J. Archuleta the general partners of Sunchase Investments, Ltd., a Texas limited partnership.
the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained for and in behalf of said limited partnership.

Witness my hand and official seal at Dallas, Dallas County, Texas this 30th day of December, 19 84.

Pamela Bedford Notary Public

PAMELA BEDFORD
My Commission Expires
June 23, 1988

Commission expires_____

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared_____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the_____ _____the within named bargainor, a corporation, and that ___he as such _____,being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this_____day of_____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

AND

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land located in the Second Civil District of Nashville, Davidson County, Tennessee, located on the South side of Old Hickory Boulevard approximately 1135 feet West of the centerline of Nolensville Road, shown as Tract II, according to a survey dated March 30, 1984, by Jackie L. Dillehay, Registered Land Surveyor, License no. 1417, described as follows:

Beginning at a point in the South R.O.W. margin of Old Hickory Boulevard, said point being located 1050.44 feet West along the South R.O.W. margin of Old Hickory Boulevard from the projected intersection of the aforementioned margin and the West R.O.W. margin of Nolensville Road, said point being the Northwest corner of Tract I and the Northeast corner of Tract II herein described;

Thence, leaving said R.O.W. and with a new line between Tract I and Tract II, S 17° 09' 37" W, 100.00 feet to a point;

Thence, S 8° 32' 00" W, 160.72 feet to a point at the beginning of a curve to the left;

Thence, with said curve having a radius of 200.00 feet, a curve distance of 166.35 feet, a chord bearing of S 15° 17' 43" E and a chord length of 161.60 feet, to a point within a 150 foot wide TVA easement as of record in Deed Book 2400, Page 596;

Thence, N 87° 33' 49" E, 216.12 feet to a point in the South property line of Brentwood East Commercial Park as of record in Book 5044, Page 531, Deed Book 5072, Page 296, and Deed Book 5072, page 298, R.O.D.C., said point also being in the North margin of said TVA easement;

Thence, leaving Tract I and with the property line of the aforementioned Commercial Park, and the North margin of said easement, S 69° 01' 15" E, 637.98 feet to a point, the Northwest corner of Tract IV;

Thence, leaving the said Brentwood East Commercial Park property and with a new line between Tract II and IV, S 4° 58' 00" E, 260.25 feet to a point, the Northeast corner of Tract III;

Thence, leaving Tract IV and with a new line between Tract III and II, S 76° 34' 06" W, 231.74 feet to a point;

Thence, S 13° 25' 54" E, 60.00 feet to a point;

Thence, S 23° 25' 54" E, 175.00 feet to a point in the North property line of American Fletcher National Bank Property as of record in Book 5319, Page 119, R.O.D.C., being a point on a curve to the right;

Thence, leaving Tract III with American Fletcher's property line, with said curve having a radius of 619.22 feet, a curve length of 319.83 feet, a chord bearing of S 81° 21' 47" W and a chord length of 316.29 feet to a point;

Thence, N 83° 49' 41" W, 608.10 feet to a point;

Thence, N 6° 10' 00" E, 25.00 feet to a point, the beginning of a curve to the right;

Thence, with said curve having a radius of 1524.78 feet, a curve length of 239.51 feet, a chord bearing of N 10° 39' 57" E, and a chord length of 239.29 feet to a point;

Thence, N 74° 49' 59" W, 354.54 feet to a point;

Thence, N 8° 28' 18" E, crossing said TVA easement, 860.96 feet to a point in the South R.O.W. margin of Old Hickory Blvd.;

Thence, leaving said American Fletcher National Bank Property, with said margin, S 81° 28' 00" E, 395.00 feet to a point, the beginning of a curve to the left;

Thence, with said curve, having a radius of 2874.53 feet, a curve distance of 13.63 feet, a chord bearing of S 81° 36" 09' E, and a chord length of 13.63 feet to the point of beginning;

Containing 22.67 acres, more or less;

Being the same property conveyed to Sunchase Knolls Apartments, Ltd., a Texas limited partnership by Sunchase Investments, Ltd., a Texas limited partnership, by Warranty Deed of record in Book 6463, Page 449, Register's Office of Davidson County, Tennessee.

Together with all improvements thereon and all rights and appurtenances pertaining thereto, including without limitation, any and all right, title and interest of Grantor in and to all roads, alleys, easements, streets and rights-of-way adjacent thereto, and rights of ingress and egress thereto, including, without limitation, the rights of Grantor pursuant to that certain Declaration of Easements recorded in Deed Book 6265, Page 146, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Taxes for 1984, Field Book No. 6DU-57750, Map 161, Parcel 42----$827.37, UNPAID.
Taxes for 1984, Field Book No. 6DU-71280, Map 161, Parcel 147--$1,804.52, UNPAID.

Deed of trust executed by Sunchase Investments, LTD., a Texas limited partnership to Stephen W. Ramp, Trustee, dated April 3, 1984, and recorded in Book 6265, page 160, Register's Office of Davidson County, Tennessee, in favor of Sunbelt Service Corporation, a Texas corporation which states that it secures a debt in the principal sum of $862,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

Deed of trust executed by Sunchase Investments, LTD., a Texas limited partnership to Stephen W. Ramp, Trustee, dated April 3, 1984, and recorded in Book 6265, page 191, Register's Office of Davidson County, Tennessee, in favor of Sunbelt Service Corporation, a Texas corporation which states that it secures a debt in the principal sum of $238,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

Financing Statement of record in Book 6265, page 187, Register's Office for Davidson County, Tennessee.

Financing Statement of record in Book 6265, page 218, Register's Office for Davidson County, Tennessee.

Declaration of Easements made by Sunchase Investments, Ltd. and W. B. Granstaff, of record in Book 6265, page 146, Register's Office for Davidson County, Tennessee.

Easement for transmisssion line and/or lines conveyed to the United States of America by Ernest K. Hardison, Jr., and wife, of record in Book 2400, page 596, Register's Office for Davidson County, Tennessee.