Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Guaranty Service Land Corporation 14180 Dallas North Parkway Suite 300 Dallas, Texas 75240	Same	163-290

BOOK 6479 PAGE 506

This instrument was prepared by Smith, Underwood, Carmichael & Floyd, 5757 Alpha Road, Tenth Floor, Dallas, Texas, 75240.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Bent Tree Apartments, Ltd., a Texas limited partnership (the "Grantor"), has granted, sold and quitclaimed, and by these presents does grant, sell and quitclaim unto Guaranty Service Land Corporation, a Texas corporation (the "Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property");

PROVIDED, HOWEVER, subject to the matters set forth in Exhibit "B" which is attached hereto and incorporated herein by reference;

This is unimproved property, known as Parcels J-1 and J-3 located in Hickory Hollow Terrace, Section One, First Revision, of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 17 day of SEPTEMBER 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

178538

IDENTIF. REFERENCE

JAN 23 2 30 PM '85

DAVIDSON COUNTY, TN

RECD

BENT TREE APARTMENTS, LTD.,
a Texas limited partnership

BY: Pacific Realty Corporation,
a Texas corporation,
its general partner

By: _____
Its VICE-PRESIDENT

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is zero.

_____
Affiant

Subscribed and sworn to before me this 18th day of January, 1985.

NOTARY PUBLIC AT LARGE

_____
Notary Public,

My commission expires:

1-18-87

01/23 10.00- CHECK

3683

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for the County and State aforesaid, personally appeared JOHN S. AKIN, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VICE PRESIDENT of Pacific Realty Corporation, a Texas corporation, which corporation is the general partner of Bent Tree Apartments, Ltd., a Texas limited partnership, the within named bargainor, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of Pacific Realty Corporation as general partner on behalf of the limited partnership by himself as VICE PRESIDENT.

WITNESS my hand and seal of office in Dallas County, Texas, this 18th day of January, 1985.

Sandra L. Plouch
Notary Public

SANDRA L. PLOUCH NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My commission expires:

1-18-87

"EXHIBIT A"

TRACT I.

Land in Davidson County, Tennessee, being part of Lot No. J-1 on the Plan of Hickory Hollow Terrace, Section One, First Rdvision, as of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee, described as follows:
Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the southwest by Mt. View Road and on the southeast by Bell Road, more particularly described as follows:

Beginning at a point in the northeast margin of Mt. View Road, being the southerly corner of Parcel J-2, Hickory Hollow Mall, Section 3;

Thence, with the easterly line of J-2, N 37° 00' E, 288.77 feet;

Thence, S 78° 00' E, 349.65 feet;

Thence, with the southwesterly line of Parcel J-3, S 53° 00' E, 244.96 feet;

Thence, S 20° 48' E, 208.72 feet to a point in the northerly margin of Bell Road;

Thence, S 69° 12' W, 347.03 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 57° 48', a radius of 67.90 feet, a chord bearing N 81° 54' W, 65.64 feet, a curve length of 68.51 feet to a concrete monument;

Thence, with the northeasterly margin of Mt. View Road, N 53° 00' W, 496.12 feet to the point of beginning.

Containing 5.87 acres, more or less.

TRACT II.

Land in Davidson County, Tennessee, being part of Lot No. J-3 on the Plan of Hickory Hollow Terrace, Section One, First Addition as of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee, described as follows:

Being a parcel of land located in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Bell Road and partially on the north by Hickory Hollow Terrace, more particularly described as follows:

Beginning at a point 280.70 feet, bearing N 26° 19' E, from a concrete monument in the northerly margin of Mt. View Road along the east line of Tomlin Industrial Company as recorded in Book 6282, page 763, R.O.D.C., Tenn.;

Thence, along said line N 26° 19' E, 576.00 feet to a common corner between James E. Craighead, Tomlin Industrial Company, and the property described herein;

Thence, S 61° 48' E, 226.83 feet to a point in the west line of Lot J-4;

Thence, S 34° 18' W, 90.00 feet with the west line of Lot J-4;

Thence, with the south line of Lot J-4, S 62° 18' E, 488.76 feet;

Thence, with a curve to the right having a central angle of 02° 35', a radius of 1,225.00 feet, 55.23 feet, and a chord bearing S 61° 00' E, 55.23 feet;

Thence, in a southerly and easterly direction and around a cul-de-sac terminating Hickory Hollow Terrace, said curve having a central angle of 237° 52' a radius of 50.00 feet, a distance of 207.58 feet and a chord bearing and distance of S 01° 21' W, 87.52 feet;

Thence, with a curve to the right having a central angle of 62° 11', a radius of 50.00 feet, 54.26 feet;

Thence, with a curve to the right having a central angle of 27° 23', a radius of 1,175.20 feet, 561.41 feet, and a chord bearing S 41° 42' E, 556.09 feet;

Thence, S 24° 52' E, 91.08 feet;

Thence, with a curve to the right having a central angle of 92° 03', a radius of 25.00 feet, 40.17 feet;

Thence, with Bell Road along a curve to the right having a central angle of 05° 10', a radius of 1,562.14 feet, 140.82 feet and a chord bearing S 66° 37' W, 140.77 feet;

Thence, S 69° 12' W, 232.99 feet;

Thence, leaving Bell Road, N 20° 48' W, 208.72 feet;

Thence, N 53° 00' W, 244.96 feet to the easterly line of Lot J-2;

Thence, N 12° 00' E, 330.00 feet;

Thence, N 78° 00' W, 380.00 feet;

Thence, S 37° 00' W, 50.00 feet to a point;

Thence, N 86° 26' E, 383.06 feet to the point of beginning.

Containing 10.63 acres, more or less.

EXHIBIT "B"

1. Real estate taxes for 1985, which have been prorated between the parties.

2. Easements, setback lines, and conditions of the Owner's Certificate shown on the Plan of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee.

3. A perpetual easement of access for pedestrian and vehicular traffic between the westerly terminus of Hickory Hollow Terrace, as shown on the recorded Plan of Hickory Hollow Terrace, Section One, aforesaid, and a pump station now under construction near the northern margin of Parcel J-3, immediately west of Parcel J-4, said easement of access being located along the northern-most portion of Parcel J-3 entirely within the public utility easement shown on the recorded plan.

4. In the event that the Metropolitan Government of Nashville and Davidson County, Tennessee, does not accept responsibility for the cost of maintaining that certain pump station, shown on Lot J-3 on the Plan of Section One, Hickory Hollow Terrace, of record in Plat Book 5200, page 697, Register's Office for Davidson County, Tennessee, the Grantee shall share in the expenses of such maintenance on a prorata basis, based upon the acreage contained within the real property shown on the Plan of Section One, Hickory Hollow Terrace, which is serviced by said pump station.

5. All restrictive covenants, easements and agreements contained in that certain deed from Hickory Hollow Mall, Inc., a Georgia corporation, and Intereal Company, a Tennessee corportion, d/b/a Hickory Hollow Associates, a joint venture, to Grantor, recorded in Book 6215, page 71 et. seq., Register's Office of Davidson County, Tennessee, including, without limitation, the restrictive covenants set forth in Exhibit "B" which is attached to such deed and incorporated herein by reference.

6. Tract I is encumbered by the following easements:

   a. Columbia Gulf Transmission Company easement traversing the southeasterly portion of the property along Bell Road.
   b. A 10-foot wide public utility, drainage and landscape easement along the northwesterly, northerly and northeasterly sides of the tract.

7. Tract II is encumbered by the following easements:

   a. A Columbia Gulf Transmission Company easement containing three pipelines traversing the easterly portion of the parcel.
   b. A public utility easement along the westerly property line.
   c. A 20-foot wide public utility, access and drainage easement along the northerly property line adjacent to Lot J-4.

   The above public utilities easements include sewage pump station and force main to serve the property.

FILE TICOR TITLE INSURANCE COMPANY