ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Rivergate Apartments c/o Daniel M. Van Sant 315 Union Street Nashville, TN 37219	Same	25-08 51

This instrument prepared by: Boult, Cummings, Conners & Berry
1222 Third Avenue North, Nashville, Tennessee 37219

QUITCLAIM DEED

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WHEREAS:

1. By Warranty Deed dated November 1, 1973 Thomas E. Ervin et al transferred and conveyed certain real property in Davidson County, Tennessee, as described in Exhibit A hereto (the "Property") to Benjamin F. Byrd, Jr., individually, ten (10%) percent and Rivergate Apartments, a partnership composed of Benjamin F. Byrd, Jr., and Daniel M. Van Sant, ninety (90%) percent, said Deed being of Record in Book 4763, page 240 Register's Office for Davidson County, Tennessee.

2. Effective as of January 1, 1976, Benjamin F. Byrd assigned his ten percent interest in the property to Rivergate Apartments, as an addition to his percentage interest in the partnership, the partners' interests in the partnership thereafter being Daniel M. Van Sant, thirty-three and one-third (33 1/3) percent and Benjamin F. Byrd, Jr. sixty-six and two-thirds (66 2/3) percent.

3. By inadvertance, the parties neglected to execute and record a deed conveying this ten (10%) percent interest into the partnership, although they have kept books and otherwise dealt with the Property since January 1, 1976 as though a conveyance of the same had been made.

NOW THEREFORE, in consideration of the sum of One ($1.00) Dollar and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Benjamin F. Byrd, Jr., do hereby sell, assign, set over and forever quitclaim unto Rivergate Apartments, a partnership composed of Benjamin F. Byrd, Jr. and Daniel M. Van Sant, all my right, title and interest in and to the Property, it being intended that this conveyance shall serve to increase the percentage ownership of Benjamin F. Byrd, Jr. in the partnership known as Rivergate Apartments.

This is improved property known as Rivergate Apartments 110 Harris Street, Goodlettsville, Tennessee.

This conveyance shall take effect from and as of November 1, 1976.

The Grantor represents that the Property is not his homestead and acknowledges that a homestead for himself, his wife and family has been provided by him elsewhere in Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has caused this quitclaim deed to be executed on this 14th day of November, 1985.

Benjamin F. Byrd, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Affiant

Sworn to and subscribed before me this 14th day of November, 1985.

Cynthia Marie Chrisotis
Notary Public
My Commission Expires:

EXHIBIT A

TRACT NO. 1: Being the west part of Lot No. 2 on the Plan of the Subdivision of part of the Lillie Belle Farm, near Goodlettsville, Tennessee, not of record, described according to a survey of Wayne S. Cooper, Sr., dated February 17, 1969, and being designated as Tract 7 thereon, as follows:

Beginning at a point in the dividing line between Tracts 1 and 2 of the Lillie Belle Farm in the Westerly line of Tract 8 as designated on the survey of Cooper, being the northeast corner of Tract 7 on said survey, and being the southeast corner of that part of lot 1 of the Lillie Belle Farm conveyed to Robert R. Wilkinson and wife, of record in Book 4019, page 657, Register's Office for said County; thence with the dividing line between said Tracts 7 and 8, South 13° 02' West 108 feet, more or less, to the southeast corner of Tract 7; thence with the southerly boundary of said tract, north 77° 40' West 639.52 feet to a point; thence north 18° 47' East 93.50 feet to the southwest corner of part of lot 1 conveyed to Wilkinson, above referred to; thence with his southerly line, south 78° 13' East 634.36 feet to the point of beginning.

TRACT NO. 2: Being Lots 12, 13 and the southerly 100 feet of lots 14 and 15 in J.W. Harris' Subdivision of the Clark Home Place, recorded in Book 547, page 46 Register's Office for said County, and the westerly part of lot No. 1 in the subdivision of Lille Belle Farm, not of record, described as follows:

Beginning at a point in the southerly margin of Harris Street, 300 feet more or less, West of the westerly margin of Dickerson Road, said point is further described as being the northeast corner of lot No. 12 in the J.W. Harris Subdivision, and the Northwest corner of lot No. 4 in said Subdivision; thence along the easterly line of lot No 12 and the westerly line of lots 4, 5 and 6, south 3° 45' West 300 feet, more or less, to the southeast corner of said lot No. 12 and the northwest corner of lot No. 6; thence continuing into lot No. 1 in the Subdivision of Lillie Belle Farm, not of record, South 3° 45' West 100.2 feet, more or less, to a point; thence north 77° 40' West 602 feet, more or less; thence north 18° 55' East 92.6 feet, more or less, to the southerly line of lot No. 17 in J.W. Harris' Subdivision; thence along the south line of lots 17 and 18, south 78° 19' East approximately 173 feet to the southwesterly corner of lot No. 15; thence along the westerly line of lot No. 15, north 3° 45' East 100 feet, more or less, to a point, thence passing through lots Nos. 15 and 14 to the easterly line of lot No. 14 and the westerly line of lot No. 13, south 78° 19' East 200 feet, more or less, to a point; thence along the westerly line of lot No. 13, north 3° 45' East 200 feet to the southerly margin of Harris Street; thence along said margin of Harris Street and with the northerly line of lots 13 and 12, south 78° 19' East 200 feet, more or less, to the beginning.

Being the same property conveyed to Benjamin F. Byrd, Jr., individually, ten percent and Rivergate Apartments, a partnership, ninety percent by deed dated November 1, 1973 from Thomas E. Ervin et al of record in Book 4763, page 240 said Register's Office.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Cynthia Marie Chirgotis, a Notary Public within and for the State and County aforesaid personally appeared the within named Benjamin F. Byrd, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of November, 1985.

Cynthia Marie Chirgotis
Notary Public
My Commission Expires: 11/1/87

5 6 3 3 2

IDENTIFICATION REFERENCE

Nov 26 3 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN