This Instrument Prepared By:

Peter M. Oldham
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 6798 PAGE 808

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Dortch Oldham First American Center Box 96 Nashville, TN 37238	Equitable Mortgage & Investment Corp. Sixth Floor Nashville City Bank Bldg. 315 Union Street Nashville, TN 37201	69-16-14

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, Bordeaux Garden, Ltd., a Tennessee limited partnership, by these presents hereby quitclaims and conveys unto Dortch Oldham, a resident of Nashville, Davidson County, Tennessee, and his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee and more particularly described as follows:
>
> Beginning at a point in the northerly margin of Clarksville Highway, said point being 699.0 feet, more or less, northwest of the centerline of Summitt Drive; thence with said northerly margin N 57° 53' W 50.0 feet to a point; thence leaving said margin N 32° 07' E 250.0 feet to a point; thence N 57° 53' W 151.0 feet to a point; thence N 43° 13' E 322.7 feet to a point; thence S 47° 09' E 616.7 feet to a point; thence S 36° 26' W 139.3 feet to a point; thence N 57° 53' W 140.0 feet to a point; thence S 36° 26' W 159.0 feet to a point; thence N 57° 53' W 273.0 to a point; thence S 32° 07' W 155.0 to the point of beginning.
>
> Being the same property conveyed to Par-King Investment Company, a partnership composed of John R. Parker and Danny F. King, by deed from Rodney I. Wise and wife, Shirley Ann Wise, of record in Book 5206, page 758, Register's Office for Davidson County, Tennessee.

This is improved property, known as the Bordeaux Garden Apartments, 3410 Clarksville Pike, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 6th day of March, 1986.

BORDEAUX GARDEN, LTD.,
a Tennessee limited partnership

By: Danny F. King
Danny F. King, General Partner

And By Par-King Investment Company,
a Tennessee partnership, General Partner

By: Danny F. King
Danny F. King, Partner

And By: John R. Parker
John R. Parker, Partner

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IDENTIFICATION REFERENCE

MAR 6 3 31 PM '86

FELIX Z. WILKERSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Marlene M. McMasters of the state and county aforesaid, personally appeared Danny King, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a general partner of Bordeaux Garden, Ltd., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 5th day of March, 1986.

Marlene M. McMasters
NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Dawn E. Wright, of the state and county aforesaid, personally appeared John R. Parker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of Par-King Investment Company, a partnership, a General Partner of Bordeaux Garden, Ltd., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 3rd day of March, 1986.

Dawn E. Wright
NOTARY PUBLIC

My Commission Expires:

10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Marlene M. McMasters of the state and county aforesaid, personally appeared Danny King, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of Par-King Investment Company, a partnership, a General Partner of Bordeaux Garden, Ltd., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 5th day of March, 1986.

Marlene M. McMasters
NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 5th day of MARCH, 1986.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 1, 1987

PMO/kwx