BOOK 7282 PAGE 313

FROM: Consolidated Capital Properties IV, a California limited partnership

TO: Post Ridge Associates, Ltd., a Tennessee limited partnership

Instrument prepared by:
Monty S. Levy, Esq.
Morris, Manning and Martin
230 Peachtree Street
Suite 2100
Atlanta, Georgia 30303

Address New Owner as Follows:

5775-A Peachtree Dunwoody Road
Suite 100
Atlanta, Georgia 30342

Send Tax Bills To:

Same

Map.Parcel No.

Map 128
Parcel 99

STATE OF GEORGIA
COUNTY OF FULTON

The actual consideration or value, whichever is greater, for this transfer is none.

T. Thomas
Affiant

Subscribed and sworn to before me, this the 29th day of June, 1987.

Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires Jan 12 1991

My Comm. Expires:_____

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, CONSOLIDATED CAPITAL PROPERTIES IV, a California limited partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto POST RIDGE ASSOCIATES, LTD., a Tennessee limited partnership, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

~~TO HAVE AND TO HOLD~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

4 1 1:8:0

IDENTIFICATION REFERENCE

JUN 30 9 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

(0879p)

IN WITNESS WHEREOF, GRANTOR has caused this document to be executed this 29th day of June, 1987.

CONSOLIDATED CAPITAL PROPERTIES, IV,
a California limited partnership

By: Consolidated Capital Equities Corporation, a Colorado corporation

Title: Managing General Partner of Consolidated Capital Properties IV

By: K. Thomas

Print: K. Thomas

Title: Vice President

Attest: _____

Print: _____

Title: _____

[CORPORATE SEAL]

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Kay Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Vice President of Consolidated Capital Equities Corporation, a Colorado corporation, acting as General Partner of Consolidated Capital Properties IV, a California limited partnership, the within-named bargainor, a Tennessee limited partnership, and that she as such Vice President executed the foregoing instrument for the purpose therein contained by signing the name of Consolidated Capital Properties IV by herself as Vice President of Consolidated Capital Equities Corporation, as Managing General Partner of Consolidated Capital Properties IV.

Witness my hand and seal, at office in Atlanta, Georgia, this 29th day of June, 1987.

WILKIE S. EAGLE NOTARY PUBLIC

NOTARY PUBLIC

Notary Public, Fulton County, Georgia
My Commission Expires Jan 11, 1991

My Commission Expires: _____

EXHIBIT "A"

A parcel of land in the First Civil District (formerly the Ninth) of Nashville, Davidson County, Tennessee, bounded on the north by Hicks Road and on the west by Sawyer Brown Road, and being recorded in Book 4460, Page 23, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a new iron pin in the south margin of Hicks Road, being the northwest corner of Marion Thurman's property, and proceeding as follows:

Leaving the south margin of Hicks Road, South 4°-47'-39" West a distance of 460.28' to an old iron pin at the northeast corner of Harpeth Park, Section 1, of record in Book 4300, Page 52, R.O.D.C., and the westerly line of Walnut Hill Manor, Section 3, of record in Book 4885, Page 160, R.O.D.C.; thence,

With the northerly line of Harpeth Park, Section 1, North 88°-29' West a distance of 624.97' to an old iron pin; thence,

South 89°-35'-17" West a distance of 96.15' to a new iron pin at the northwest corner of Harpeth Park, Section 1 and the northeast corner of Harpeth Park, Section 2, of record in Book 3700, Page 58, R.O.D.C.; thence,

With the northerly line of Harpeth Park, Section 2, South 89°-54'-30" West a distance of 46.27' to a new iron pin; thence,

North 87°-52'-30" West a distance of 309.67' to an old iron pin; thence,

North 44°-23'-48" West a distance of 17.97' to an old iron pin; thence,

North 31°-58'-15" West a distance of 189.91' to an old iron pin in the southwest corner of the Whelan property; thence,

With Whelan's southerly line, North 58°-53'-34" East a distance of 110.21' to an old iron pin; thence,

With Whelan's easterly line, North 31°-13'-20" West a distance of 450.0' to a new iron pin in the easterly margin of Sawyer Brown Road; thence,

With the easterly margin of Sawyer Brown Road, having a 50' right-of-way, and running in a northerly direction around a curve to the left having a central angle of 16°-50'-06", a radius of 589.50', a distance of 173.21' to a new iron pin; thence,

With the easterly margin of Sawyer Brown Road, North 35°-58'-47" East a distance of 288.12' to a new iron pin; thence,

With a curve to the left having a central angle of 2°-42'-19", a radius of 3845.20', a distance of 181.56' to a new iron pin; thence,

With a curve to the right having a central angle of 89°-11'-08", a radius of 25.0', a distance of 38.91' to a new iron pin in the southerly margin of Hicks Road; thence,

With the southerly margin of Hicks Road around a curve to the left Having a central angle of 23°-57'-23", a radius of 267.88' and being 30' from the centerline of road, a distance of 112.05' to a new iron pin; thence,

South 81°-32'-03" East a distance of 194.19' to a new iron pin; thence,

Around a curve to the right having a central angle of 57°-38'-48", a radius of 660.98', a distance of 665.03' to a new iron pin; thence,

South 23°-55'-06" East a distance of 113.68' to a new iron pin; thence,

Around a curve to the left having a central angle of 18°-03'-42", a radius of 530.0', a distance of 167.07' to a new iron pin and being the point of beginning, containing 26.660 acres, more or less (1,161,312 square feet), and being in accordance with a survey by Turner Engineering Company dated 4-24-87 and being our job No. 14-70, Work Order 6068.