File 35
CTIC

Prepared by: Ruth E. Isaac, Esq.
O'Callaghan, Saunders & Stumm
6201 Powers Ferry Road, Suite 330
Atlanta, GA 30339

QUITCLAIM DEED

BOOK 8020 PAGE 151

Address New Owner:
RONALD D. BUCK, TRUSTEE
c/o HURD Investment Properties, Inc.
~~1616 Church St., Suite 101~~ P.O. Box 23857
NASHVILLE, TN. 37202-3857

Send Tax Bill to:
SAME

Map Parcel No.
163— 207, 208

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, SUTTON PLACE ASSOCIATES, LTD., a Georgia limited partnership, by these presents does hereby quitclaim and convey unto RONALD D. BUCK, Trustee, his successors and assigns, all its right, title and interest in and to the following described tract of land:

All that land described on Exhibit "A" attached hereto and made a part hereof.

Witness our hands this 5th day of January, 1990, having caused its name to be signed hereto by its duly authorized partners and officers on said day and date.

SUTTON PLACE ASSOCIATES, LTD.,
A Georgia Limited Partnership

By: First Equities Associates
A Georgia General Partnership
as General Partner of Sutton
Place Associates, Ltd.

By: FEA-AG, LTD. (L.P.)
A Georgia Limited Partnership,
Managing General Partner of First
Equities Associates

By: First Concord Equities, Inc.
A Georgia Corporation, Managing
General Partner of FEA-AG, LTD.
(L.P.)

By: _____
Allen J. Brock
President

Attest: _____
Albert L. Scott, Jr.
Secretary

This is improved property known as Sutton Place Apartments, Cane Ridge Road, Nashville, Tennessee.

R92 SUTTON PLACE/0101

RECEIVED $14863.00 P.O. CHECK

IDENTIFICATION REFERENCE

JAN 5 2 03 PM '90

DAVIDSON COUNTY, TN.

94246

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, Mary Beth Lamoree, a Notary Public in and for said County and State, ALLEN J. BROCK and ALBERT L. SCOTT, JR., with whom I am personally acquainted, and who acknowledged that they are the President and Secretary, respectively, of First Concord Equities, Inc., a Georgia corporation, which is the managing general partner of FEA-AG, Ltd. (L.P.), a Georgia limited partnership, which is the managing general partner of First Equities Associates, a Georgia general partnership, which is the general partner of Sutton Place Associates, Ltd., a Georgia limited partnership, the within named bargainor, and that as such officers, being authorized to do so, they executed the foregoing instrument for the purpose contained therein by signing the name of the corporation as President and Secretary.

Witness my hand and seal at office in Atlanta, Georgia, this 5 day of January, 1990.

Mary Beth Lamoree
Notary Public

My commission expires:
Notary Public, DeKalb County, Georgia
My Commission Expires August 27, 1991

(NOTARY SEAL)

NOTARY ACKNOWLEDGMENT/4689

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the property is $ 4,500,000.00.

Affiant

Sworn to and subscribed before me this 5TH day of January, 1990.

Notary Public

My commission expires: 11/27/93

(NOTARY SEAL)

R1000/4689

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, being Phase One (6 & 7) on the Plan of Bellwood as of record in Book 4460, page 41, Register's Office for said County, and described in three tracts according to a survey by Turner Engineering Company, Inc., dated June 19, 1974, revised June 4, 1979, as follows:

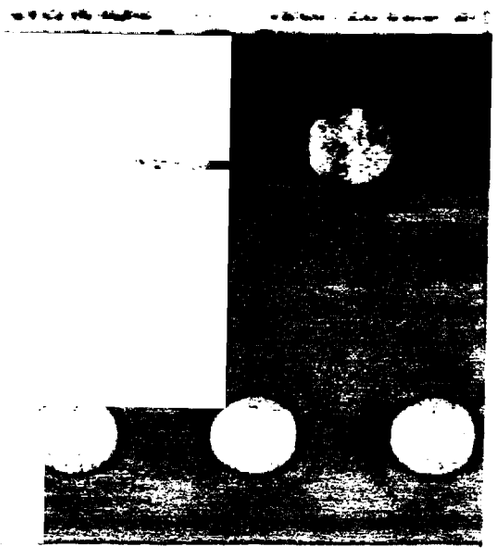
TRACT 1:
Beginning at a point in the west margin of Cane Ridge Road, said point being located at the southern terminus of a curve at the southwest corner of the intersection of said Cane Ridge Road and proposed Canewood Drive; thence with said west margin of Cane Ridge Road the following calls; south 0 deg. 26' east 201.4 feet to an iron pin; thence with a curve having a radius of 623.4 feet in a southeasterly direction a distance of 477.47 feet to an iron pin; thence south 44 deg. 19' east 112.0 feet to an iron pin; thence with a curve having a radius of 593.20 feet in a southeasterly direction a distance of 231.22 feet to an iron pin; thence south 24 deg. 26' 30" east 230.20 feet to an iron pin; thence leaving said west margin of Cane Ridge Road south 83 deg. 15' 37" west a distance of 787.48 feet to an iron pin; thence north 10 deg. 30' 35" west a distance of 525.94 feet to an iron pin; thence north 86 deg. 07' 20" west a distance of 369.23 feet to an iron pin; thence north 71 deg. 35' 49" west a distance of 158.43 feet to an iron pin; thence north 20 deg. 38' east a distance of 430.00 feet to an iron pin; thence north 34 deg. 54' west a distance of 125.00 feet to an iron pin; thence north 5 deg. 16' east a distance of 125.00 feet to a point in the south margin of proposed Canewood Drive, the northwest corner of the herein described tract, and on the easterly margin of the Ben A. Shelton property; thence with the south margin of proposed Canewood Drive south 84 deg. 44' east a distance of 659.06 feet to an iron pin; thence with a 1803.6 foot radius curve to the left a distance of 179.42 feet to an iron pin located at the beginning of a curve at the intersection of proposed Canewood Drive and Cane Ridge Road; thence around said curve having a radius of 25.00 feet in southeasterly direction a distance of 39.27 feet to the point of beginning.

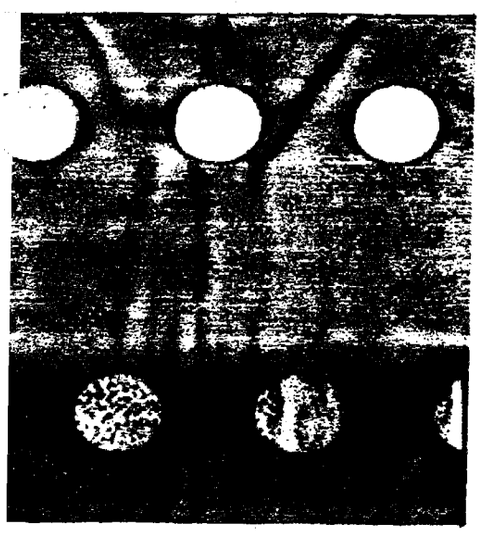
TRACT 2:
Beginning at an iron pin in the easterly margin of Cane Ridge Road, said point being the northwest corner of Phase One (6) on said Plan; thence north 45 deg. 41' east 213.00 feet to an iron pin; thence south 86 deg. 35' 30" east 228.58 feet to a spike; thence south 21 deg. 37' 15" east 126.82 feet to a point in the west margin of Old Cane Ridge Road, as shown on said survey; thence with said west margin of Old Cane Ridge Road the following calls: with a curve having a radius of 690.97 feet in a southeasterly direction a distance of 186.43 feet to a point; thence south 21 deg. 37' 15" east 730.18 feet to a point; thence with a curve having a radius of 339.79 feet in a southwesterly direction a distance of 310.53 feet to an iron pin at the beginning of a curve located at the intersection of Old Cane Ridge Road and Cane Ridge Road; thence around said curve having a radius of 25.00 feet in a southwesterly direction a distance of 39.27 feet to an iron pin in the east margin of Cane Ridge Road; thence with said east margin of Cane Ridge Road the following calls: north 59 deg. 15' 30" west 84.7 feet to an iron pin; thence with a curve having a radius of 414.70 feet in a northwesterly direction a distance of 269.79 feet to an iron pin; thence north 21 deg. 59' west 158.0 feet to an iron pin; thence north 19 deg. 29' 37" west 230.2 feet to a PK nail; thence with a curve having a radius of 675.20 feet in a northwesterly direction a distance of 262.42 feet to an iron pin; thence north 44 deg. 19' west 74.5 feet to the point of beginning.

TRACT 3:
Beginning at an iron pin in the north margin of Cane Ridge Road, said iron pin being located at the eastern terminus of a curve located at the southeast corner of the intersection of Cane Ridge Road and Old Cane Ridge Road; thence with said curve having a radius of 25.00 feet in a northeasterly direction a distance of 37.54 feet to an iron pin located in the east margin of Old Cane Ridge Road; thence with said east margin of Old Cane Ridge Road and with a curve having a radius of 389.79 feet in a northwesterly direction a distance of 182.73 feet to a point; thence leaving said east margin of Old Cane Ridge Road south 9 deg. 47' 15" east 61.26 feet to a spike; thence south 14 deg. 03' 30" east 131.60 feet to a spike; thence south 20 deg. 56' 30" east 126.57 feet to a PK nail; thence south 45 deg. 08' 30" west 15.75 feet to a PK nail in the north margin of Cane Ridge Road; thence with said north margin of Cane Ridge Road and with a curve having a radius of 697.00 feet in a northwesterly direction a distance of 166.19 feet to the point of beginning.

Being the same property conveyed to Sutton Place Associates, Ltd., a Georgia limited partnership, by deed from Warren H. Wild, Jr., Substitute Trustee, of record in Book 7818, page 660, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8020 PAGE 155

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT
4500000.00
CON TX 14850.00
PRFEE 1.00
WDEED 12.00
TOTAL 14863.00
CHECK 14863.00
01/05/90 01 14:10 0001 0569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9424 c.

IDENTIFICATION REFERENCE

JAN 5 2 09 PM '90

DAVIDSON COUNTY, TN

No. 281716