Prepared by and Return to:
Rachel A. Seifert
Johnson & Gibbs, P.C.
900 Jackson Street
100 Founders Square
Dallas, Texas 75202-4499

Send tax bills to:
Nob Hill Villa Apartments
Associates, L.P.
c/o ConCap Equities, Inc.
5520 LBJ Freeway, Suite 430
Dallas, Texas 75240
Attention: Tax Department

QUIT CLAIM DEED

134-13-239
148-1-223

STATE OF ~~TENNESSEE~~ §
§
COUNTY OF ~~DAVIDSON~~ §

KNOW ALL MEN BY THESE PRESENTS,

That CONSOLIDATED CAPITAL PROPERTIES IV, a California limited partnership, having its principal place of business in Dallas County, Texas for and in consideration of Ten and No/100 Dollars ($10.00), does hereby bargain, sell, remise, release, quit claim and convey unto NOB HILL VILLA APARTMENTS ASSOCIATES, L.P., a Tennessee limited partnership, having its principal place of business in Dallas County, Texas, all of that certain tract of land situated and being in the County of Davidson, State of Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto and with all improvements located therein and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way.

IN TESTIMONY WHEREOF, Consolidated Capital Properties IV has executed this Deed as of the 24th day of January, 1991.

GRANTOR:

8640 01/28 0101 03CHECK 12.00

CONSOLIDATED CAPITAL PROPERTIES IV,
a California limited partnership

By: ConCap Equities, Inc.,
a Delaware corporation,
its General Partner

By: Sheldon Baskin
Sheldon L. Baskin, President

8 8 7 7 4

IDENTIF. TREFERENCE

JAN 28 10 17 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

I hereby swear and affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Sheldon Baskin
Sheldon L. Baskin, Affiant

Subscribed and Sworn to before me, this the 24th day of January, 1991.

Wayne T. Bradley
Notary Public

My Commission expires: 7-25-92

"OFFICIAL SEAL"
Wayne T. Bradley
Notary Public, State of Illinois
My Commission Expires 7/25/92

STATE OF ILLINOIS §
§
COUNTY OF COOK §

BOOK 8282 PAGE 355

Personally appeared before me, the undersigned, a Notary Public within and for the State aforesaid, Sheldon L. Baskin, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of ConCap Equities, Inc., a Delaware corporation, the General Partner of Consolidated Capital Properties IV, the within named Grantor, a California Limited Partnership, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation on behalf of said limited partnership.

Witness my hand and official seal at office at Chicago, Illinois, this the 24th day of January, 1991.

"OFFICIAL SEAL"
Wayne T. Bradley
Notary Public, State of Illinois
My Commission Expires 7/25/92

Wayne T. Bradley
Notary Public

My Commission Expires:
7-25-92

EXHIBIT "A"

Description of Property

Being a tract of land in Nashville, the First Civil District, Davidson County, Tennessee, located between Wallace Road, Linbar Drive and Hillbrook Subdivision, being Lot No. One, Section One, Knob Hill Villa, of record in Book 4175, Page 126, R.O.D.C., and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Wallace Road, being the southwest corner of the herein described Tract, being the southeast corner to Leslie Heights Subdivision of record in Book 4955, Page 99, R.O.D.C., said monument also being 80 feet, more or less, west of the centerline of Hillbrook Drive;

Thence, leaving said margin with the east line to said Leslie Heights N 15°18′ W, 350.36 feet to a monument;

Thence, with north line to said subdivision S 73°44′ W, 99.43 feet to a monument;

Thence, leaving said subdivision N 06°56′ W, 12.50 feet to the northeast corner to Boone Sullivan, of record in Book 2863, Page 598, R.O.D.C.;

Thence, with Sullivan's northerly line S 62°52′ W, 148.80 feet to a point;

Thence, with the rear line to Dwight Free of record in Book 4903, Page 820, R.O.D.C., N 39°41′ E, 95.90 feet to a monument;

Thence, with Free's east line N 39°16′ W, 68.21 feet to a monument in the southerly margin of Le Bon Road;

Thence, with said margin N 50°37′ E, 61.21 feet to the terminus of said road;

Thence, with said terminus N 39°24′ W, 70.00 feet to a point;

Thence, with northerly margin of said road, S 50°36′ W, 20.00 feet to a monument;

Thence, leaving said margin with the easterly line to Hillbrook Subdivision, Section 6, of record in Book 4175, Page 7, R.O.D.C., N 39°06′ W, 155.02 feet to a monument;

Thence, N 53°05′ E, 124.60 feet;

Thence, N 53°08′ E, 124.00 feet;

Thence, continuing with said subdivision line N 39°35′ W, 136.05 feet to the southerly margin of Comroe Road;

Thence, with said margin N 50°29′ E, 61.00 feet to the terminus of said road;

Thence, with said terminus N 39°31′ W, 70.00 feet to a point;

Thence, with northerly margin of said road S 50°03′ W, 19.60 feet;

Thence, leaving said margin with said subdivision line N 39°31′ W, 149.62 feet to a monument;

Thence, N 48°32′ E, 128.40 feet to a point;

Thence, continuing with said subdivision line N 00°12′ E, 476.00 feet to the southerly margin of Largo Drive;

Thence, with said margin N 70°55′ E, 67.00 feet;

Thence, N 20°32′ W, 44.00 feet;

Thence, S 86°39′ E, 29.11 feet to the southerly margin of Linbar Drive;

Thence, with said margin in a southeasterly direction with a curve to the left, 180.22 feet to a point, said curve having a radius of 260.00 feet, a central angle of 39°42′53", a tangent distance of 93.90 feet and a chord of S 66°48′ E, 176.63 feet;

Thence, continuing with said margin S 86°39′ E, 505.00 feet to a point;

Thence, with a curve in a southeasterly direction to the right, 379.61 feet to a point, said curve having a radius of 370.00 feet, a central angle of 58°47′02", a tangent distance of 208.42 feet, and a chord of S 57°04" E, 363.18 feet;

Thence, continuing with said margin S 27°59′ E, 135.18 feet to the westerly margin of Wallace Road;

Thence, with said margin S 00°51′ W, 201.19 feet to a monument;

Thence, with a curve to the right in a southwesterly direction, 497.15 feet to a monument, said curve having a radius of 706.78 feet, a central angle of 40°18′07", a tangent distance of 259.36 feet, and a chord of S 21°16′ W, 486.96 feet;

Thence, continuing with said margin S 41°13′ W, 528.80 feet to a monument;

Thence, with a curve to the right in a southwesterly direction, 89.24 feet to a monument, said curve having a radius of 691.20 feet, a central angle of 07°23′52", a tangent distance of 44.68 feet, and a chord of S 44°50′ W, 89.18 feet;

Thence, S 56°32′ W, 48.33 feet to a point;

Thence, with a curve to the right in a southwesterly direction, 143.88 feet to a monument, said curve having a radius of 686.20 feet, a central angle of 12°00′48", a tangent distance of 72.20 feet, and a chord of S 58°37′ W, 143.61 feet;

Thence, continuing with said margin S 60°40′ W, 48.33 feet to the point of beginning.

Containing 1,346,943 square feet or 30.92 acres, more or less.

BEING property conveyed to CONSOLIDATED CAPITAL PROPERTIES IV, a California limited partnership, by EES NAAT ASSOCIATES, a Texas limited partnership, by Special Warranty Deed of record in Book 6044, page 86, Register's Office for Davidson County, Tennessee.