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THIS INSTRUMENT PREPARED BY:
John M. Cannon
CANNON, CANNON, DEAS & KLEIN
116 North Main Street
P. O. Box 749
Goodlettsville, TN 37070-0749

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS:	MAP & PARCEL:
Tennessee Village Apartments	Same	Map 91-8
Limited Partnership		Par. 163
501 Windsor Green Blvd.		150
Goodlettsville, TN 37072		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Sworn to and subscribed before me, this 12th day of October, 1992.

Edward R. Phillips
AFFIANT

Kelley J. Gilbert
NOTARY PUBLIC

My Commission Expires: 3/23/96.

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 consideration, the receipt of which is hereby acknowledged, I/we, TENNESSEE VILLAGE APARTMENTS, INC., "Grantor," by these presents, do hereby quitclaim and convey unto TENNESSEE VILLAGE APARTMENTS LIMITED PARTNERSHIP, "Grantee," their heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 47, 48, 49, and 70 on the unrecorded map of the Beatrice Lockhart Land, and the south part of Lot No. 8 on the Plan showing a subdivision of Lot 27, et al., Clifton Plan of Lots, as of record in Book 161, page 68, Register's Office for said County, and being more particularly described according to a survey by John Kohl & Company, P.C., dated May 30, 1986, Job No. 55169, as follows:

Beginning at a point at the northwest intersection of Kentucky Avenue and 44th Avenue North, the Southeast corner of the herein described tract; thence along the north right of way of Kentucky Avenue, S 84 degrees, 27 minutes 05 seconds W 364.5 feet to a point;

thence leaving said right of way, N 4 degrees 53 minutes 20 seconds W 298.11 feet to a point in the south right of way of Tennessee Avenue; thence continuing along said right of way N 84 degrees 30 minutes 00 seconds E 382.75 feet to a point at the southwest intersection of Tennessee Avenue and 44th Avenue North; thence continuing along the westerly right of way of said 44th Avenue North, S 4 degrees 27 minutes 38 seconds W 135.58 feet to the beginning of a curve; thence along a curve to the left having a radius of 439.22 feet, a distance of 148.57 feet to a point; thence continuing along said westerly right of way of 44th Avenue North, S 14 degrees 55 minutes 11 seconds E 16.61 feet to the point of beginning and containing 2.489 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, described according to a survey by John Kohl & Company, P.C., dated May 30, 1986, Job No. 55169, described as follows:

Beginning at a point at the northwest intersection of Tennessee Avenue and 44th Avenue North, thence along the north right of way of Tennessee Avenue S 84 degrees 30 minutes 00 seconds W 1149.54 feet to a point; thence, leaving said right of way N 5 degrees 30 minutes 00 seconds W 347.00 feet to a point; thence N 88 degrees 59 minutes 00 seconds E 946.82 feet to a point in the westerly right of way of the Louisville and Nashville Railroad property; thence along a curve to the right having a radius of 1884.86 feet, a distance of 121.06 feet to a point; thence along a curve to the right having a radius of 2839.79 feet, a distance of 220.97 feet to the point of beginning and containing 7.392 acres, more or less.

Tracts I and II being the same property conveyed to TENNESSEE VILLAGE APARTMENTS, INC. by deed from Federal Home Loan Mortgage Corporation of record in Book 8241, page 894, Register's Office for Davidson County, Tennessee.

Said property is subject to the permitted exceptions set out in Exhibit A.

This is X improved _____ unimproved property known as 4404 Tennessee Avenue, Nashville, Tennessee 37209.

WITNESS my hand this 12 day of October, 1992.

TENNESSEE VILLAGE APARTMENTS, INC.

BY: Edward R. Phillips
EDWARD R. PHILLIPS

TITLE: President

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EDWARD R. PHILLIPS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of TENNESSEE VILLAGE APARTMENTS, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 12th day of October, 1992.

Kelley J. Gilbert

NOTARY PUBLIC

My Commission Expires: 3/23/96

NOTARY PUBLIC GILBERT STATE OF TENNESSEE DAVIDSON COUNTY

PERMITTED EXCEPTIONS EXHIBIT A

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1. Real property taxes and/or special taxes and assessments due and payable in the year 1990 and subsequent years.

2. Utility Easement conveyed by George I. Waddey (unmarried) to City of Nashville, acting by and through Electric Power Board of the City of Nashville, dated May 15, 1950, of record in Book 1847, page 125, said Register's Office. (Applies to Tract II)

3. Right of Way Easement for street, roadway, utilities and sidewalk purposes conveyed by Thomas L. Sneed, R. R. Sneed, Richard Lindsey and Harry Hedrick to the City of Nashville, Tennessee, dated October 8, 1960, of record in Book 3135, page 114, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4403, page 230, said Register's Office.

5. All matters as shown on the survey and surveyor's report of John Kohl and Company, P.C., dated May 30, 1986, revised June 9, 1986, June 12, 1986, and updated November 24, 1986, Job No. 55169, including, but not limited to:

   (a) a water meter in the southwest corner (Tract II)

   (b) overhead power lines and poles along the southern property line and overhead power lines and poles running south to north to the center of the property and then, east and west. One overhead power line with pole near the north property line (Tract II)

   (c) a concrete ditch runs from west to east (Tract II)

   (d) a manhole near the southwest corner (Tract II)

   (e) a 10 foot utility easement of record in Book 1847, page 125 (Tract II)

   (f) a water meter in the southwest corner of the property (Tract I)

   (g) overhead power lines with poles along the northern boundary and running north to south approximately to the center of the property (Tract I)

6. All rights or claims of tenants in possession under occupancy leases.

55252

RETURN TO REFERENCE

FEB 15 3 33 PM '92

DAVIDSON COUNTY, TN

PICK-UP