EXHIBIT C

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 1992.

My commission expires: _____.

Notary Public, Fayette County, Georgia
My Commission Expires Oct. 4, 1993

(Affix seal) Notary Public

This instrument was prepared by:
Stokes & Bartholomew, P.A., 424 Church Street, 28th Floor
Nashville, Tennessee 37219

Address New Owner As Follows:	**Send Tax Bills To:**	
433 Metairie Road Suite 608 Metairie, LA 70005	Same	091-01-0-A 141.00

For and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CAPITOL TOWERS, LIMITED, a Tennessee limited partnership, hereinafter the GRANTOR, does hereby quitclaim and convey unto Associated Acquisitions, Ltd., a Louisiana corporation, its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 313 as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607,

page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Capitol Towers, Ltd., a Tennessee limited partnership, by deed from Capitol Towers Apartments, Inc. of record in Book 5428, page 329, said Register's Office.

This is improved property known as 501 James Robertson Parkway, Unit No. 313, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 24th day of August, 1992.

CAPITOL TOWERS, LIMITED, a Tennessee limited partnership

BY: Capitol Towers, Inc., its sole General Partner

By: _____

Title: _____

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jerry Kirkpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Capitol Towers, Inc., a Tennessee corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23 day of August, 1992.

Pat Pigg
Notary Public

My Commission Expires:

OFFICIAL SEAL
Pat Pigg
My Commission Expires 6/28/96
Commission #CC 209534