Box 53

BOOK 9183 PAGE 360

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
United Dominion Realty Trust, Inc. 10 South Sixth Street Richmond, Virginia 23219	136-15-32 136-15-33	United Dominion Realty Trust, Inc. 10 South Sixth Street Richmond, Virginia 23219 Attn: Karen O'Connor

This instrument prepared by: United Dominion Realty Trust, Inc. (S.S.S.)
10 South Sixth Street, Suite 203, Richmond, Virginia 23219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, HARBOUR TOWN, L.P., a Tennessee limited partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to UNITED DOMINION REALTY TRUST, INC., a Virginia corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as Harbour Town Apartments.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of December, 1993.

95673
IDENTIFICATION REFERENCE
93 DEC 10 PM 3:05
FILED
REGISTER
DAVIDSON COUNTY, TN

HARBOUR TOWN, L.P., a Tennessee limited partnership

By: Harbour Town Properties, Inc., a Tennessee corporation, Sole General Partner

By: Andrew G. Higgins
Its: Secretary

STATE OF TENNESSEE

COUNTY/CITY OF DAVIDSON

2849 12/10 0101 03CHECK 16.00

I, the undersigned authority, a Notary Public in and for said County/City, in said State, hereby certify that Andrew G. Higgins whose name as Secretary of Harbour Town Properties, Inc., a Tennessee corporation, as Sole General Partner of Harbour Town, L.P., a Tennessee limited partnership, is signed to the foregoing Warranty Deed, and who is personally known to me or proved to me by satisfactory evidence, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as Secretary of such Sole General Partner of the partnership and with full authority executed the same voluntarily for and as the act of said partnership.

Given under my hand this 10th day of December, 1993.

[SEAL]

Notary Public

My Commission Expires: 9-19-95

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Ann Pitts Craig

Affiant

Subscribed and sworn to before me this 16th day of December, 1993.

Keith C. Denner

Notary Public

My Commission Expires: December 8, 1996

[SEAL]

ALL those certain tracts or parcels of land, lying and being in the Second Civil District of Davidson County, Nashville, Tennessee, with all improvements thereon and appurtenances thereunto belonging, as shown on the Plat of Harbour Town Apartments of record in Book 4675, page 10, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey, prepared by Ragan Smith & Associates, dated January 6, 1975, and last revised November, 1993, as follows:

TRACT A - Deed Parcel 33:

Beginning at an existing iron pin at the easterly end of the southeast return curve at the intersection of New Smith Springs Road and Anderson Road; thence,

1. With the southerly right-of-way line of New Smith Springs Road (60-foot R.O.W.), S 86° 38' 00" E, 806.70 feet to an existing iron pin, the beginning of a return at the intersection of New Smith Springs road and Old Anderson Road; thence,
2. 39.33 feet along the arc of a curve to the right that has a radius of 25.00 feet to an existing iron pin; said curve data has a chord bearing and distance of S 41° 30' 35" E, 35.40 feet; thence,
3. With the easterly right-of-way line of Anderson Road, 131.36 feet along the arc of a curve to the right that has a radius of 205.47 feet to an existing iron pin; said curve has a chord bearing and distance of S 21° 41' 36" W, 129.14 feet; thence,
4. With said right-of-way line, 219.78 feet along the arc of a curve to the right that has a radius of 675.47 feet to an existing iron pin; said curve has a chord bearing and distance of S 49° 19' 23" W, 218.81 feet; thence,
5. With said right-of-way line, S 58° 38' 16" W, 125.65 feet to an existing iron pin; thence,
6. With said right-of-way line, 95.70 feet along the arc of a curve to the left that has a radius of 192.50 feet to an existing iron pin; said curve has a chord bearing and distance of S 44° 22' 25" W, 94.72 feet; thence,
7. Leaving the easterly right-of-way line of Old Anderson Road and with the north line of a tract of land conveyed to Carl H. Hudson, et ux by deed of record in Book 4565, Page 73, R.O.D.C., Tennessee, N 85° 10' 03" W, 126.86 feet to an existing iron pin; thence,
8. With the westerly line of Hudson, S 01° 47' 49" E, 126.48 feet to an existing iron pin in the north line of a tract of land conveyed to Ronald W. Farris by deed of record in Book 8315, Page 484, R.O.D.C., Tennessee; thence,
9. With the north line of Farris, S 88° 40' 35" W, 89.38 feet to an existing iron pin; thence,
10. With the west line of Farris, S 01° 22' 15" E, 182.65 feet to an existing iron pin; thence,
11. With the northwesterly line of an area designated as Reserved Parcel as shown on the plan of Section Two, Harbour Town Village, as of record in Plat Book 4675, Page 146, R.O.D.C., Tennessee, S 51° 17' 45" W, 47.94 feet to an iron pin set on the easterly right-of-way line of Anderson Road, (60-foot R.O.W.); thence,
12. With the easterly right-of-way line of Anderson Road, 334.24 feet along the arc of a curve to the right that has a radius of 767.43 feet to an existing iron pin; said curve has a chord bearing and distance of N 26° 14' 21" W, 331.60 feet; thence,

13. With said right-of-way line, N 13° 40' 24" W, 222.99 feet to an existing iron pin; thence,
14. With said right-of-way line, 264.86 feet along the arc of a curve right that has a radius of 888.83 feet to an existing iron pin; said curve has a chord bearing and distance of N 05° 24' 25" W, 263.88 feet; thence,
15. 40.08 feet along the arc of a return curve to the right that has a radius of 25.00 feet to the point of beginning; said curve has a chord bearing and distance of N 49° 53' 01" E, 35.93 feet.

Said Tract A (Deed Parcel 33) containing 361,511 square feet or 8.2992 acres, more or less, according to the survey prepared by Ragan-Smith Associates, Inc. as referenced above.

TRACT B - Deed Parcel 32:

Beginning at an existing iron pin at the westerly end of the southwest return curve at the intersection of New Smith Springs Road and Anderson Road; thence,

1. 38.64 feet along the arc of a return curve to the right that has a radius of 25.00 feet to an existing iron pin; said curve has a chord bearing and distance of S 39° 35' 12" E, 34.91 feet; thence
2. With the westerly right-of-way line of Anderson Road (60-foot R.O.W.), 282.28 feet along the arc of a curve to the left that has a radius of 948.83 feet to an existing iron pin; said curve has a chord bearing and distance of S 05° 24' 14" E, 281.24 feet; thence,
3. With said right-of-way line, S 13° 40' 24" E, 191.79 feet to an existing iron pin; thence,
4. Leaving the westerly right-of-way line of Anderson Road and with the north line of Section One, Harbour Town Village, as recorded in Plat Book 4675, Page 4, R.O.D.C., Tennessee, the following six consecutive bearings and distances:
   a. S 76° 18' 59" W, 105.32 feet to an existing iron pin,
   b. N 58° 19' 51" W, 84.48 feet to an existing iron pin,
   c. S 80° 18' 00" W, 75.71 feet to an existing iron pin,
   d. N 47° 54' 10" W, 287.12 feet to an existing iron pin,
   e. N 75° 39' 16" W, 228.27 feet to an existing iron pin,
   f. N 87° 30' 13" W, 197.12 feet to an existing iron pin in the east line of a tract of land conveyed to James R. Jones, et ux by deed of record in Book 3869, Page 543, R.O.D.C., Tennessee; thence,
5. With the east line of Jones and a tract of land conveyed to Robert Russell by deed of record in Book 1385, Page 148, R.O.D.C., Tennessee, N 04° 01' 42" W, 410.53 feet to an existing iron pin on the southerly right-of-way line of New Smith Springs Road; thence,
6. With the southerly right-of-way lines of said road, 353.27 feet along the arc of a curve to the right that has a radius of 733.43 feet to an existing iron pin; said curve has a chord bearing and distance of S 76° 59' 36" E, 349.87 feet; thence,
7. With said right-of-way line, S 63° 23' 13" E, 31.17 feet to an existing iron pin; thence,
8. With said right-of-way line, 305.75 feet along the arc of a curve to the left that has a radius of 750.18 feet to an existing iron pin; said curve has a chord bearing and distance of S 74° 56' 30" E, 303.63 feet; thence,
9. With said right-of-way line, S 86° 38' 00" E, 153.07 feet to the point of beginning and containing 354,636 square feet or 8.1413 acres, more or less, according to a survey prepared by Ragan-Smith-Associates, Inc. dated November 11, 1993.

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