BOOK 9244 PAGE 624

THIS INSTRUMENT PREPARED BY:
HOLT, NEY, ZATCOFF & WASSERMAN
100 Galleria Parkway, Suite 600
Atlanta, Georgia 30339

New Owner/Address: Gables-Tennessee Properties
c/o Gables Realty Trust
2859 Paces Ferry Road, Suite 1400
Atlanta, Georgia 30339

Send Tax Bills To: SAME

Map/Parcel Nos.: Map 163 Parcel 90.00

CONFIRMATORY QUITCLAIM DEED

THIS INDENTURE, made as of this 26th day of January, 1994, between ARBOR KNOLL LIMITED PARTNERSHIP ("Grantor"), a Georgia limited partnership and GABLES-TENNESSEE PROPERTIES ("Grantee"), a Tennessee general partnership.

WITNESSETH that, on or about the date hereof, all of the direct and indirect general and limited partners of Grantor have conveyed the entirety of their respective partnership interests in Grantor to Grantee, so by virtue thereof, Grantee has succeeded to the interests of Grantor to the Property. This Indenture is being given to confirm the transfer of all of Grantor's interest in and to the Property to Grantee. In consideration of the foregoing and in consideration of Ten and No/100 Dollars ($10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby bargain, sell, remise, release and forever quitclaim unto Grantee all Grantor's right, title and interest that Grantor has or may have, if any, in and to the land or any real property interests described in Exhibit "A" attached hereto and made a part hereof, together with all buildings and other improvements located thereon, and together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively, the "Property").

TO HAVE AND TO HOLD said Property unto Grantee in fee simple absolute forever so that neither Grantor nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest in said Property or its appurtenances.

Where the context requires or permits, "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the date above written.

ARBOR KNOLL LIMITED PARTNERSHIP, a Georgia limited partnership

By: CTW Development Corp., a Georgia corporation, its sole general partner

By: David J. Elwell
Name: DAVID J. ELWELL
Title: VP

[CORPORATE SEAL]

STATE OF GEORGIA
COUNTY OF COBB

Before me, a Notary Public in and for the state and county aforesaid, duly commissioned and qualified, personally appeared DAVID J. ELWELL, Vice President of CTW Development Corp., a Georgia corporation, being the sole general partner of Arbor Knoll Limited Partnership, a Georgia limited partnership, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained, as such officer.

WITNESS, my hand and notarial seal at office this 26th day of January, 1994.

Carol A. Downs
Notary Public

(NOTARY SEAL)

Notary Public, Cobb County, Georgia

My Commission Expires:
Notary Public, Cobb County, Georgia
My Commission Expires August 9, 1994

4181j/1-17-94(TN)

STATE OF Georgia)
COUNTY OF Cobb)

The actual consideration for this transfer is $0.

William Hammond
Affiant
Name: William M. Hammond

Subscribed and sworn to before me
this 26th day of January, 1994.

Conrad L. Dowis
Notary Public

My Commission Expires:

(NOTARY SEAL)

Notary Public, Cobb County, Georgia
My Commission Expires August 9, 1994

EXHIBIT "A"
LEGAL DESCRIPTION
ARBOR KNOLL

TRACT I

Being part of the Arbors of Hickory Hollow as recorded in Book 6305, page 521 at the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing at the northwest corner of Phase I of the Arbors of Hickory Hollow and the present south line of Bell Road (115 foot right-of-way); thence S06°42'18"E along the east line of Bell Trace Section One as recorded in Plat Book 5210, page 36 at the Register's Office of Davidson County, Tennessee, a measured distance of 311.37 feet (called 311.50 feet) to a found iron pin in concrete; thence S56°58'36"W along the southeast line of Bell Trace Section One, a measured distance of 97.20 feet (called 96.95 feet) to a found iron pin in concrete; thence S53°11'51"W along the southeast line of Bell Trace Section One a called and measured distance of 145.50 feet to a point of beginning; thence S10°50'16"W along the east line of Bell Trace Section One a measured distance of 207.96 feet (called 208.13 feet) to a found concrete monument; thence S00°14'57"W along the east line of Bell Trace Section One a measured distance of 194.10 feet (called 194.37 feet) to a found concrete monument, said point being the northeast corner of the Mill Creek Club property as recorded in Plat Book 5050, page 103 at the Register's Office of Davidson County, Tennessee; thence along the east line of Mill Creek Club property the following courses and distances: S01°12'10"E, a measured distance of 178.36 feet (called 178.30 feet) to a found concrete monument; thence S03°29'19"E, a measured distance of 149.42 feet (called 149.34 feet) to a found concrete monument; thence S01°34'11"E a called and measured distance of 254.26 feet to a found concrete monument; thence S06°12'10"W a distance of 106.11 feet to a point; thence S83°45'00"E a measured distance of 319.90 feet (called 320.00 feet) to a point; thence S19°41'18"E a called and measured distance of 220.00 feet to a point; thence S80°00'03"E a measured distance of 686.80 feet (called 686.14 feet) to a point, said point being in the west line of the Parcel 82 Interchange Development Corporation property as recorded in Book 4158, page 352 at the Register's Office of Davidson County, Tennessee; thence N03°34'43"E along the west line of Parcel 82 a distance of 262.77 feet to a found concrete monument, said point being the southwest corner of Parcel 209, William J. Berry, Jr. as recorded in Book 6092, page 416 at the Register's Office of Davidson County, Tennessee; thence N03°36'08"E along the west line of Parcel 209 a called and measured distance of 150.60 feet to a point, thence N04°55'03"E along Parcel 209, a distance of 170.40 feet to a point; thence N35°18'15"W a measured distance of 872.96 feet (called 872.32 feet) to a point; thence N66°20'15"W a called and measured distance of 245.00 feet to a point; thence S45°06'51"W a measured distance of 185.06 feet (called 185.00 feet) to a found iron pin; thence N49°44'45"W a measured distance of 285.04 feet (called 285.00 feet) to the point of beginning and containing 1,109,772 square feet or 25.47 acres. Being the same property as shown on survey prepared by Reaves & Sweeney Incorporated, dated December 4, 1987 and revised December 2, 1993, Job Number 93-886, bearing the seal and certification of Ronald R.

Williams, Tennessee Registered Land Surveyor No. 760.

Being the same property described in Special Warranty Deed from Crow Arbors Hickory Hollow Phase II A, to Arbor Knoli Limited Partnership, a Georgia limited partnership, of record in Book 6743, page 985, in the Register's Office of Davidson County, Tennessee; the interest of Arbor Knoll Limited Partnership have been acquired by to Gables-Tennessee Properties, a Tennessee general partnership, by acquisition of all of the direct and indirect partnership interests in Arbor Knoll Limited Partnership, a Georgia limited partnership (the "Prior Owner"), and dissolution of the Prior Owner by operation of law, as evidenced by a Confirmatory Deed dated January 24, 1994 and recorded January 31, 1994 among the land records of Davidson County, Tennessee, at Deed Book 9244, Page 624.

TRACT II

Together with non-exclusive, perpetual sewer and utility easements and a non-exclusive, perpetual easement for the purpose of access, ingress and egress of pedestrian and vehicular traffic as set forth in that certain Declaration of Easements by Crow Bell Road Associates, dated June 1, 1984 and recorded in Deed Book 6305, page 527, in the Register's Office of Davidson County, Tennessee, as amended by that certain First Amendment to Declaration of Easements date June 1, 1984 and recorded in Deed Book 6950, page 666, aforesaid office; and as amended by that certain Second Amendment to Declaration of Easements dated June 1, 1984 and recorded in Deed Book 7480, page 985, aforesaid office and together with the easements as shown on the Plan of record in Book 6900, page 709, in the Register's Office of Davidson County, Tennessee.

16073
IDENTIFICATION REFERENCE

94 FEB -8 AM 10:50
REGISTER
DAVIDSON COUNTY, TN.

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