RECEIVED APR 26 1994

BOOK 9324 PAGE 421

THIS INSTRUMENT PREPARED BY: Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
The Saxony Apartments, L.P. 1617 Hayes Street Nashville, TN 37203	SAME AS NEW OWNER	162-59

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **EMANUEL SCHATTEN**, hereinafter referred to as the "GRANTOR", and **THE SAXONY APARTMENTS, L.P., a Tennessee Limited Partnership**, hereinafter referred to as the "GRANTEES":

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **EMANUEL SCHATTEN**, has this day bargained, sold and quitclaimed unto **THE SAXONY APARTMENTS, L.P., a Tennessee Limited Partnership**, its successors and assigns, all his right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

FOR A MORE COMPLETE AND ACCURATE DESCRIPTION SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREIN AS IF COPIED HEREIN VERBATIM.

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

IN WITNESS WHEREOF, Emanuel Schatten has hereunto set his hand on this the 26th day of APRIL, 1994.

X _____
EMANUEL SCHATTEN

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emanuel Schatten, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 26th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 9-24-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual transfer or value, whichever is greater, for this transfer is **NONE**.

x
Affiant

Sworn to and subscribed before me this the 26th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 9-24-94

RECORDERS MEMO
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EXHIBIT A

Order No.: G71259

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, fronting on Tusculum Road and located approximately 530 feet West of the intersection of Tusculum Road with Blue Hole Road and being more particularly described according to a survey by Wamble & Associates, dated December 29, 1992, as follows:
To find the point of beginning, begin at the Northeast corner of the Antioch United Methodist Church, as of record in Deed Book 5560, page 477, R.O.D.C., said point also located in the South right-of-way margin of Tusculum Road;
Thence, with said South margin and a curve to the right having a central angle of 01 deg. 33' 45", a radius of 1,402.40 feet, and a curve distance of 38.24 feet to a point;
Thence, S 81 deg. 48' 52" E, 243.38 feet to the point of beginning;
Thence, continuing with said South right-of-way margin, S 81 deg. 48' 52" E, 75.00 feet to a point;
Thence, leaving said South margin and with a new line, S 8 deg. 11' 08" W, 300.00 feet to a point;
Thence, S 60 deg. 54' 09" E, 84.21 feet to a point;
Thence, S 6 deg. 34' 34" E, 50.74 feet to a point;
Thence, S 67 deg. 12' 31" W, 118.57 feet to a point;
thence, with a curve to the right having a central angle of 12 deg. 25' 31", a radius of 459.31 feet, and a curve distance of 99.61 feet to a point;
Thence, S 79 deg. 38' 02" W, 118.61 feet to a point;
Thence, with a curve to the right having a central angle of 11 deg. 01' 04", a radius of 414.74 feet, and a curve distance of 79.75 feet to a point;
Thence, S 89 deg. 20' 54" W, 30.00 feet to a point;
Thence, S 0 deg. 39' 06" W, 32.00 feet to a point;
Thence, with a curve to the left having a central angle of 23 deg. 17' 59", a radius of 242.51 feet, and a curve distance of 98.62 feet to a point;
Thence, S 22 deg. 38' 53" E, 144.00 feet to a point;
Thence, S 67 deg. 21' 07" W, 81.73 feet to a point;
Thence, with a curve to the left having a central angle of 37 deg. 52' 05", a radius of 145.76 feet, and a curve distance of 96.33 feet to a point;
Thence, S 29 deg. 29' 02" W, 134.76 feet to a point;
Thence, with a curve to the right having a central angle of 11 deg. 05' 02", a radius of 332.51 feet, and a curve distance of 64.32 feet to a point;
Thence, S 40 deg. 29' 56" E, 28.17 feet to a point;
Thence, S 33 deg. 37' 54" W, 110.00 feet to a point;
Thence, S 34 deg. 15' 28" E, 297.23 feet to a point;
Thence, S 0 deg. 00' 00" E, 92.73 feet to a point, said point being in the North property line of the James I. Vance Berry, Trustee, Property as of record in Deed Book 4322, page 268,

Continued on next page

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R.O.D.C.;
Thence, with Berry's North property line, N 87 deg. 26' 07" W, 489.39 feet to a point, said point being Berry's Northwest corner and also being a point in the East property line of the Interchange Development Company Property as of record in Deed Book 4981, page 268, R.O.D.C.;
Thence, with the Interchange Development Company's East property line N 18 deg. 32' 34" E, passing through a point being the Northeast corner of the said Interchange Development Company and the Southeast corner of the said Antioch United Methodist Church Property;
Thence, continuing with said Church's East property line, a total distance of 1,406.00 feet to a point;
Thence, N 39 deg. 20' 00" E, 42.82 feet to a point;
Thence, leaving said Church's East line and with a new line S 81 deg. 48' 52" E 365.92 feet to a point;
Thence, N 8 Deg. 11' 08" E, 140.00 feet to the point of beginning, containing 11.44 acres, (498,556.03 square feet), more or less.

Being the same property conveyed to Emanuel Schatten by deed from BA Properties, Inc., a Delaware Corporation, a successor to Sectras Corporation by merger, of record in Book 8836, page 520, Register's Office, Davidson County, Tennessee.

43303
IDENTIF. ↑ REFERENCE

94 APR 27 AM 10:57
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8653 04/27 0101 03CHECK 16.00

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