Bk 141

THIS INSTRUMENT PREPARED BY:

CHERNAU, MILAM & WEISS, P.C.
Suite 1350, Third National
Financial Center
424 Church Street
Nashville, Tennessee 37219

BOOK 9333 PAGE 884

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sun NLF Limited Partnership 6001 N. 24th Street, Suite A Phoenix, Arizona 85018	Same	See Attached List

STATE OF ARIZONA)
COUNTY OF ~~MARICOPA~~

The actual consideration or value, whichever is greater, for this transfer is $ 750,000.00 .

Affiant

Subscribed and sworn to before me this 28th day of April, 1994.

Notary Public

My commission expires: 09-14-96

46309
IDENTIFICATION REFERENCE

94 MAY -4 PM 12:45
FILED & RECORDED
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

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 considerations, the receipt and sufficiency of which is hereby acknowledged, **The Nashville 50 Joint Venture**, hereinafter called the Grantor, has sold, and by these presents does quitclaim and convey unto **Sun NLF Limited Partnership, a Delaware limited partnership,** hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

For Property Description, see Exhibit "A" hereto.

This is improved/unimproved property known as Oak Highlands Subdivision and Blue Hole Road, Antioch, Tennessee 37013.

This Quitclaim Deed is executed, delivered and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Deed of Trust from Grantor to John C. Phipps, Jr., Trustee dated December 16, 1986 and recorded in Book 7073, page 743, Register's Office for Davidson County, Tennessee, and assigned to Grantee by an Assignment of Mortgage Loan dated August 25, 1993 and recorded in Book 9153, page 329, said Register's Office. It is the intention of the Grantor to transfer absolute fee simple title to the above described premises to the Grantee free of any equity of redemption of the Grantor or any party claiming by, through or under the Grantor. It is further the intention of the Grantor and the Grantee that the lien or interest created by the above described Deed of Trust will not merge into the fee title acquired by the Grantee pursuant to this Quitclaim Deed. No such merger will occur until such time as the Grantee executes a written instrument specifically effecting such merger and duly

registers the same.

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

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

This 24 day of Feb, 1994.

The Nashville 50 Joint Venture,

By : _____
Ron C. Crabtree, General Manager

STATE OF TEXAS)
)
COUNTY OF TARRANT)

Before me, NANNETTE LONG, a Notary Public in and for the State and County aforesaid, personally appeared Ron C. Crabtree, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Manager of The Nashville 50 Joint Venture, and that he as such General Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by himself this 25 day of FEBRUARY, 1994.

Witness my hand and official seal at _____, _____, this 25 day of FEBRUARY, 1994.

NANNETTE LONG
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-22-95

_____
NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. 1: Land in Davidson County, Tennessee, being Lots 3, 19, 21, 38, 45, 47, 59, 62, 64, 81, 91, 92, 100, 109, 110, 111, 112, 113, 114, 117, 123, 124, 128, 135, 136, 137, 138, 139, 140, 141, 142, 146, 147, 156, 161, 162, 163, 164, 165, 166, 180, 181, 182, 184, and 187 on the Plan of Subdivision for Phase I of Oak Highlands, which Plan is of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee. Reference is made to said plan for a more complete and accurate description of said lots.

Being a portion of the property conveyed to The Nashville 50 Joint Venture, by Warranty Deed from Marthetta Denham Keene, et vir, Charles Frank Keene, of record in Book 7073, Page 735, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Being a certain Tract of land located in the Second Civil District of Davidson County, Tennessee and more particularly described by Metes and Bounds as follows:

Beginning at an iron pin (old), said pin being a corner to Anne Shelton Denham, of record in Book 1109, page 387, R.O.D.C.T. and in the West right-of-way of Blue Hole Road, also being the Northeast corner of the herein described Tract; thence along said right-of-way of Blue Hole Road S 31 deg. 15' 44" E, 116.45 feet to an iron pin (new); thence along said right-of-way S 30 deg. 35' 24" E, 98.51' to an iron pin (new); thence along said right-of-way S 31 deg. 01' 17" E, 589.11' to an iron pin (new); thence along said right-of-way S 32 deg. 59' 26" E, 180.80' to an iron pin (new), said pin being a corner to Porter Freeman of record in Book 1538, page 283, R.O.D.C.T.; thence along the line of Freeman S 51 deg. 34' 10" W, 193.27' to an iron pin (new), said pin being a corner to Lewis and James Franklin Gossett, of record in Book 1578, page 423, R.O.D.C.T.; thence along the line of Gossett N 86 deg. 35' 57" W, 1228.94 to an iron pin (new) thence along the line of Gossett N 79 deg. 18' 53" W, 63.48' to an iron pin (new); thence along the line of Gossett N 84 deg. 45' 01" W, 346.29' to an iron pin (new), said pin being a corner to Gossett and James Gossett, of record in Book 2647, page 497, R.O.D.C.T.; thence along the line of James Gossett N. 85 deg. 45' 52" W, 634.74' to an iron pin (new); thence along the line of Gossett N 88 deg. 16' 50" W, 113.70' to an iron pin (new); thence along the line of Gossett N 74 deg. 32' 27" W, 25.28' to an iron pin (new), said pin being a corner to Gossett and William Clark, of record in Book 2046, page 194, R.O.D.C.T.; thence along the line of Clark N 02 deg. 18' 25" E, 646.98' to an iron pin (new), said pin being a corner to Clark and Emma Cothron, of record in Book 1558, page 599, R.O.D.C.T.;; thence along the line of Cothron N 03 deg. 26' 09" E, 326.14' to an iron pin (new) in ditch, said pin being a corner to Cothron and Annie Shelton Denham, of record in Book 1109, page 387, R.O.D.C.T.; thence along the line of Denham S 85 deg. 07' 18" E, 2529.27' to the point of beginning and containing 62.33 acres, more or less.

INCLUDING IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OR PARCEL OF LAND:

Beginning at an iron pin (old), said pin being a corner to Anne Shelton Denham of record in Book 1109, page 387, R.O.D.C.T. and in the West right-of-way of Blue Hole Road, also being the northeast corner of the herein described excluded area.

Thence along said right-of-way of Blue Hole Road S 31 deg. 15' 44" E. 116.45' to an iron pin (new); thence along said right-of-way S 30 deg. 35' 24" E, 98.51' to an iron pin (new); thence along said right-of-way S 31 deg. 01' 17: E, 105.00' to a point; thence leaving said right-of-way along a new line S 58 deg. 58' 43" W, 601.70' to a point; thence along a new line N 04 deg. 52'

42" E, 312.15' to a point; thence along a new line N 28 deg. 30' 54", 359.32' to a point in the South line of said Anne Shelton Denham; thence along the line of Denham S 85 deg. 07' 18" E, 497.76' to the point of beginning and containing 5.00 acres, more or less.

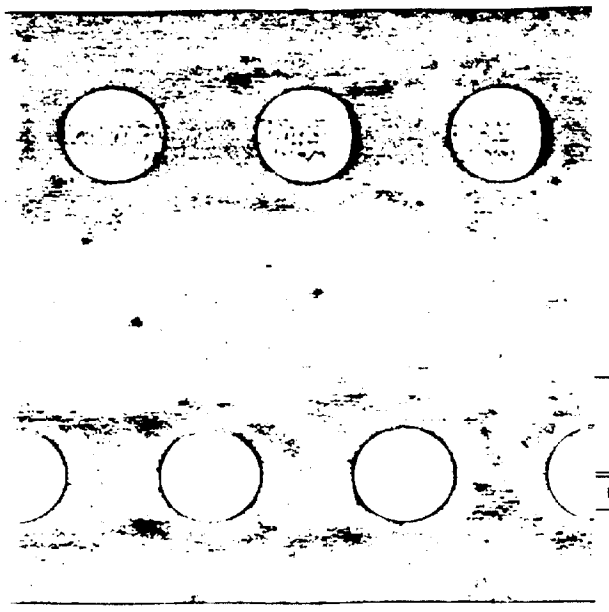
Being the same property conveyed to The Nashville 50 Joint Venture by Warranty Deed from Clara Mae Simpson Howell, of record in Book 7073, page 739, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL NUMBERS

PROPERTY	MAP	PARCEL
TRACT 1		
LOT 3	173-4A	3
19	173-4A	19
21	173-4A	21
38	173-4A	38
45	173-4A	45
47	173-4A	47
59	173-4A	59
62	173-4A	62
64	173-4A	64
81	173-4A	81
91	173-4A	91
92	173-4A	92
100	173-4A	100
109	173-4A	109
110	173-4A	110
111	173-4A	111
112	173-4A	112
113	173-4A	113
114	173-4A	114
117	173-4A	117
123	173-4A	123
124	173-4A	124
128	173-4A	128
135	173-4A	135
136	173-4A	136
137	173-4A	137
138	173-4A	138
139	173-4A	139
140	173-4A	140
141	173-4A	141
142	173-4A	142
146	173-4A	146
147	173-4A	147
156	173-4A	156
161	173-4A	161
162	173-4A	162
163	173-4A	163
164	173-4A	164
165	173-4A	165
166	173-4A	166
180	173-4A	180
181	173-4A	181
182	173-4A	182
184	173-4A	184
187	173-4A	187
TRACT 2	173	165

map-par.346

1986 05/04 0101 03CHECK 2796.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9333 PAGE 809

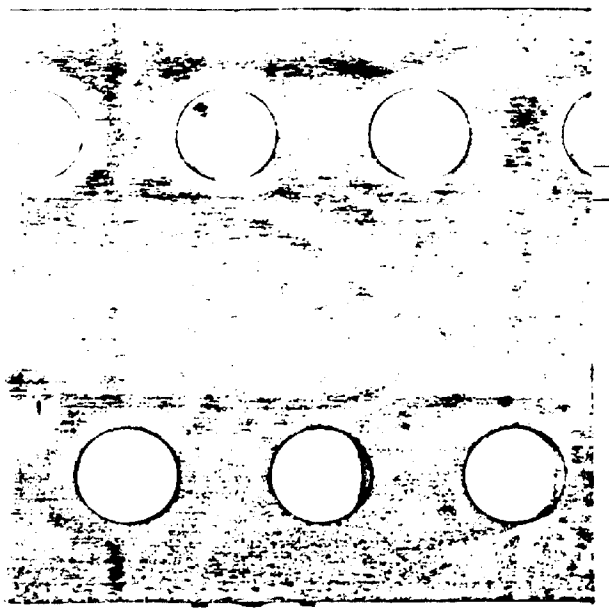
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
750000.00
CON TX 2775.00
PRFEE 1.00
MISC 20.00
TOTAL 2796.00
CHECK 2796.00

05/04/94 01 12:44 0001 1986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



46309
IDENTIF. & REFERENCE

94 MAY -4 PM 12:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 787063