BOOK 9899 PG 680

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QUITCLAIM DEED

FROM: Merry Land & Investment Company, Inc., a Georgia corporation

TO: ML Tennessee Apartments LP, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Suite 1900, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
ML Tennessee Apartments LP c/o Merry Land & Investment Company, Inc. 624 Ellis Street Augusta, GA 30901	Same	Map 86; Parcels 154, 280 and 303

95 DEC 27 AM 11:46
DAVIDSON COUNTY, TN.

0135448
IDENTIF. → REFERENCE

STATE OF GEORGIA)
COUNTY OF Richmond)

The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 21st day of December, 1995.

Notary Public

My Commission Expires: 11-11-97

For good and valuable consideration and for the purpose herein stated, Merry Land & Investment Company, Inc. ("Grantor"), a Georgia corporation, quitclaims to ML Tennessee Apartments LP ("Grantee"), a Georgia limited partnership, its successors and assigns, all of Grantor's interest in that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements thereon (the "Property").

The Property is improved and unimproved property located on Central Pike in Nashville, Tennessee.

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

The owners of Grantor and the partners of Grantee are identical, and for the convenience of said owners and partners, the Property is being quitclaimed by Grantor to Grantee for no consideration.

Witness my hand this 21st day of December, 1995.

MERRY LAND & INVESTMENT COMPANY, INC.

By: _____

Title: President

STATE OF GEORGIA)
COUNTY OF Richmond)

Before me, R E Hanna, III, a Notary Public of said County and State, personally appeared W Tennent Houston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be President (or other officer authorized to execute the instrument) of MERRY LAND & INVESTMENT COMPANY, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by his self as President.

Witness my hand and seal, at Office, this 21st day of December, 1995.

R. E. Hanna, III
Notary Public

My Commission Expires: 11-11-97

NOTARY PUBLIC

EXHIBIT A

Property Description

TRACT 1:

Parcel I, also known as Phase I, Stone Creek Apartments

A parcel of land in the Thirteenth (13th) Councilmanic District of Davidson County, TN. known as Stone Creek Apartments Phase I, as shown in Plat Book 6900, page 187, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a existing iron pin in the northwesterly corner of herein described tract and the northeasterly corner of the Hermitage Baptist Church property and in the southerly right-of-way of Central Pike.

Thence, along said right-of-way, South 82° 45' 37" East, 305.09 feet to an iron pin set;

Thence, leaving said right-of-way, South 54° 18' 05" East, 690.00 feet to an iron pin set;

Thence, South 35° 41' 55" West, 375.50 feet to a point;

Thence, North 82° 45' 37" West, 606.08 feet to a point;

Thence, North 17° 16' 47" West, 291.24 feet to a point;

Thence, North 06° 24' 28" East, 194.68 feet to a point;

Thence, North 06° 30' 51" East, 199.05 feet to the point of beginning and containing 10.39 acres, more or less.

TRACT 2:

Parcel II and Parcel III combined also known as Phase II & III

A parcel of land in the Thirteenth (13th) Councilmanic District of Davidson County, Tennessee, being a part of Parcel No. 154 on Tax Map No. 86 Tax Assessor's Office for Davidson County, Tennessee, being more particularly described as follows:

Commencing at a existing iron pin in the northwesterly corner of Stone Creek Apartments Phase I, said point also being the northeasterly corner of the Hermitage Baptist Church property and in the southerly right-of-way of Central Pike.

Thence, along said right-of-way, South 82° 45' 37" East, 305.09 feet;

Thence, leaving said right-of-way, South 54° 18' 05" East, 690.00 feet to the point of beginning;

Thence, continuing South 54° 18' 05" East, 542.89 feet to a point in the northerly right-of-way line for Interstate 40;

Thence, with said right-of-way South 06° 30' 06" West, 36.66 feet to a concrete monument;

Thence, South 04° 58' 25" East, 468.99 feet to a concrete monument;

Thence, South 06° 17' 17" East, 22.38 feet to a concrete monument;

Thence, South 24° 38' 47" West, 395.95 feet to a concrete monument;

Thence, South 47° 04' 19" West, 318.70 feet to a concrete monument;

Thence, South 54° 41' 19" West, 970.23 feet to a concrete monument;

Thence, leaving said right-of-way, North 04° 37' 10" East, 518.86 feet to an existing iron pin;

Thence, South 82° 20' 54" East, 323.50 feet to an existing iron pin;

Thence, North 31° 24' 42" West, 273.41 feet to an iron pin set;

Thence, North 84° 45' 38" West, 1017.82 feet to an existing iron pin;

Thence, North 06° 38' 06" East, 1353.20 feet to an existing iron pin;

Thence, North 81° 34' 05" West, 263.50 feet to an existing iron pin;

Thence, North 06° 57' 00" East, 333.86 feet to a fence post in the southerly right-of-way of Central Pike;

Thence, along said right-of-way with a curve to the left, with a delta of 07° 12' 27", a radius of 442.22 feet, an arc length of 55.63 feet, a chord bearing of South 79° 09' 23" East, a chord distance of 55.59 feet to an iron pin set;

Thence, along said right-of-way, South 82° 45' 37" East, 304.87 feet to an existing iron pin;

Thence, leaving said right-of-way, South 06° 25' 11" West, 199.58 feet to an existing iron pin;

Thence, South 82° 50' 37" East, 350.13 feet to an existing iron pin;

Thence, South 06° 24' 28" West, 194.68 feet to a point;

Thence, South 17° 16' 47" East, 291.24 feet to a point;

Thence, South 82° 45' 37" East, 606.08 feet to a point;

Thence, North 35° 41' 55" East, 375.50 feet to the point of beginning and containing 58.94± acres more or less.

Tracts 1 and 2 being the same property conveyed to Merry Land & Investment Company, Inc., a Georgia corporation by Warranty Deed from Occidental Development, Ltd., a Michigan limited partnership of record in Book 9555, page 790, Register's Office for Davidson County, Tennessee.

TRACT 3:

Being a tract of land lying in the 14th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point, said point being North 82° 40' 48" West 85.93 feet from a concrete monument in the northerly right-of-way of Interstate 40, said monument also being the northeasterly corner of the J.S. Earhart et ux property, as of record in Deed Book 2703, page 290, R.O.D.C.; thence with the easterly line of the Occidental Development, Ltd. property, as of record in Deed Book 5353, page 613, R.O.D.C., North 07° 43' 20" East 768.38 feet to an iron rod, thence North 53° 22' 58" West 207.27 feet to the TRUE POINT OF BEGINNING; thence North 53° 22' 58" West 1235.80 feet to a point on the southerly right-of-way of Central Pike; thence with southerly right-of-way South 81° 56' 39" East 71.66 feet to a point; thence with a curve to the left having a radius 5764.58 feet to an arc length of 452.75 feet and a chord bearing and distance of South 84° 11' 39" East 452.63 feet to a point; thence South 86° 26' 39" East 99.99 feet to a point; thence South 03° 33' 21" West 7.00 feet to a point; thence South 86° 26' 39" East 330.00 feet to a point; thence South 59° 47' 56" East 117.89 feet to a point; thence with a common line between the Tennessee Department of Transportation property as of record in Deed Book 7687, page 344, R.O.D.C. and the Southwest Quadrant, South 05° 49' 15" West 591.38 feet to the point of beginning containing 7.61 acres, more or less.

Being the same property conveyed to Merry Land & Investment Company, Inc., a Georgia corporation, by Special Warranty Deed from National Capital Properties, Inc., a Kentucky corporation, of record in Book 9555, page 787, Register's Office for Davidson County, Tennessee.