(BK 49 C

QUITCLAIM DEED

FROM: Edwin B. Raskin,
Trustee, Grantor

TO: Bransford House, LLC, a
Tennessee limited liability
company, 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:

Bransford House, LLC
Edwin B. Raskin Company
110 Westwood Place
Maryland Farms
Brentwood, TN 37027

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map-Parcel Number:

118-3-55

BOOK 9901 PG 19

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Sworn to and subscribed before me, this 26th day of December, 1995.

Notary Public

My Commission Expires: 7-28-97

For good and valuable consideration and for the purpose herein stated, Edwin B. Raskin, Trustee ("Grantor"), quitclaims to Bransford House, LLC ("Grantee"), a Tennessee limited liability company, its successors and assigns, all of Grantors' rights, title and interest in and to a 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 property known as Bransford House Apartments located at 704 Berry Road in Nashville, Tennessee.

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

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Legal title to the property had been held by Grantor for the benefit of Bransford House Company, a joint venture (the "Joint Venture") that held beneficial and equitable title to the Property. By Articles of Conversion of Grantee filed with the Secretary of State of Tennessee, the Joint Venture converted itself to a Tennessee limited liability company that succeeded to all rights of the Joint Venture in the Property; and Grantee has directed Grantor to execute and deliver this quitclaim deed to Grantee in order to vest legal, beneficial and equitable title and ownership of the Property in Grantee.

Witness my hand this 26th day of December, 1995.

Edwin B. Raskin, Trustee
EDWIN B. RASKIN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jeri C. Moore, a Notary Public of said County and State, EDWIN B. RASKIN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in his capacity as Trustee for the purposes therein contained.

Witness my hand, at Office, this 26th day of December, 1995.

Jeri C. Moore
Notary Public

JERI MOORE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 7-28-97

95 DEC 20 PM 12:45
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0135901
IDENTIF. ↑ REFERENCE

EXHIBIT A

Property Description

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on Berry Road in the City of Berry Hill and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Berry Road, said pin being the southwest corner of Fessey Court Subdivision of record in Plat Book 1835, Page 72, Register's Office of Davidson County, Tennessee;

Thence, with the northerly margin of Berry Road S72 degrees, 03 00"W, 371.55 feet to an iron pin at the southeast corner of Ruthelia Lott Buchi of record in Deed Book 9071, Page 650, said Register's Office;

Thence, leaving said margin, with the east line of said Buchi, N03 degrees, 15'35"W, 87.31 feet to an iron pin;

Thence, with the southeasterly line of Ernest R. Buchi, of record in Deed Book 6076, Page 356, said Register's Office, and Deed Book 4077, Page 991, said Register's Office, the following calls:

N01 degrees, 46 41"E, 167.06 feet to an iron pin;
N36 degrees, 50 51"E, 55.61 feet to an iron pin;
N20 degrees, 45 43"W, 13.35 feet to an iron pin;
N68 degrees, 36 49"E, 243.34 feet to an iron pin in the west line of Fessey Court Subdivision;

Thence with said west line S18 degrees, 57 43"E, 301.73 feet to the point of beginning, containing 93,972 square feet or 2.16 acres, more or less.

Together with all property, if any, conveyed to Grantor by deed of record in Book 4750, page 175, said Register's Office, to the extent not already described in the foregoing description.

Being the same property conveyed to Grantor by deed of record in Book 4750, page 175, said Register's Office.

The foregoing description was taken from a survey dated November 17, 1995, prepared by William C. Cockrill, Registered Land Surveyor No. 1401, whose address is c/o Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

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