BOOK 9901 PG 53

QUITCLAIM DEED

FROM: Herschel Katzman, Trustee, Grantor

TO: The Fountains, 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:

The Fountains, 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:

103-10-132

95 DEC 28 PM 12:47
FELIX A. WHITSELL, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0135905

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

JERI C. MOORE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 7-28-97

For good and valuable consideration and for the purpose herein stated, Herschel Katzman, Trustee ("Grantor"), quitclaims to The Fountains, 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 The Fountains Apartments located at 97 White Bridge Road in Nashville, Tennessee.

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

Legal title to the property had been held by Grantor for the benefit of The Fountains Joint Venture, 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.

HERSCHEL KATZMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jeri C. Moore, a Notary Public of said County and State, HERSCHEL KATZMAN, 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 C. MOORE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 7-28-97

2489 12/28 0101 03CHECK 12.00

EXHIBIT A

Property Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Old White Bridge Road and the southerly margin of Brookwood Place and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Brookwood Place at the northeast corner of Lot No. 70 on the plan of Hillwood Terrace, Section 2 of record in Plat Book 3300, Page 73, Register's Office of Davidson County, Tennessee:

Thence, with said southerly margin and a curve to the left having a central angle of 04 degrees, 47'31", a radius of 350.20 feet and a chord of N 76 degrees, 00'46"E, 29.28 feet to a point;

Thence, N 75 degrees, 37'00"E, 23.91 feet to a point at the northwest corner of Henry L. Obersteadt, et. al., of record in Deed Book 5167, Page 994, said Register's Office;

Thence, with the west line of said Obersteadt, S 14 degrees, 23'00"E, 150.00 feet to an iron pin;

Thence, with the south line of said Obersteadt, N 75 degrees, 45'43"E, 150.02 feet to an iron pin in the west margin of Old White Bridge Road;

Thence, with said margin, S 14 degrees, 23'00"E, 52.67 feet to an iron pin;

Thence, with a curve to the left having a central angle of 27 degrees, 26'34", a radius of 474.62 feet and a chord of S 28 degrees, 06'18"E, 225.16 feet for an arc length of 227.33 feet to an iron pin;

Thence, leaving said margin with the north line of CBS Realty Co. of record in Book 3908, Page 87, said Register's Office, S 44 degrees, 29'58"W, 378.19 feet to a point in the north line of Hillwood Terrace, Section 2;

Thence, N 63 degrees, 24'29"W, 320.00 feet to an iron pin in the east line of Hillwood Terrace;

Thence, with said Hillwood Terrace and a curve concave to the west having a central angle of 23 degrees, 47'14", a radius of 1241.85 and a chord of N 22 degrees, 43'14"E, 511.88 feet for an arc length of 515.56 feet to the point of beginning, containing 178,798 Square feet or 4.10 acres, more or less.

Together with Easement Rights as set out in Book 4289, page 422, said Register's Office, and all property, if any, conveyed to Grantor by deed of record in Book 3770, page 99, as corrected in Book 3859, page 533, said Register's Office.

Being the same property conveyed to Grantor by deed of record in Book 3770, page 99, as corrected in Book 3859, page 533, 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.