THIS INSTRUMENT PREPARED BY:
Liberty Escrow, Inc.
417 Welshwood Drive, Suite 109
Nashville, TN 37211

BK 9932 PG 854

ADDRESS NEW OWNER:
American Housing
Preservation Corporation
615 Main Street
Suite 200
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBER
60-7-132

3001 01/31 0101 03CHECK 8.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged BOWLING GREEN, L.P., a Tennessee Limited Partnership, (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to AMERICAN HOUSING PRESERVATION CORPORATION (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain land in Madison County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of January, 1996.

BOWLING GREEN, L.P.
a Tennessee Limited Partnership

By: _____
General Partner

PICK-UP
96 JAN 31 AM 11:23
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
0145680

STATE OF TENNESSEE - COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stan H. Hardaway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a General Partner of Bowling Green, L.P., a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as General Partner. Witness my hand and official seal at office in Nashville, Tennessee, this 30th day of January, 1996.

My Commission Expires:
6-13-98

Notary Public

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 6-13-98

STATE OF TENNESSEE - COUNTY OF DAVIDSON

The actual consideration for this transaction is $ - 0 - .

Affiant

Sworn to and subscribed before me this 30th day of January, 1996.

My Commission Expires:
6-13-98

Notary Public

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 6-13-98

BOOK 9932 PG 855

SURVEYOR'S DESCRIPTION

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE LOCATED 400 FEET, MORE OR LESS, WEST OF DICKERSON PIKE AT THE WEST TERMINUS OF SUNSET DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST LINE OF HEREIN DESCRIBED TRACT, SAID PIN BEING N78°51'21"W, 400.00 FEET AND S11°08'39"W, 20.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY MARGIN OF SUNSET DRIVE AND THE WESTERLY MARGIN OF DICKERSON PIKE;

THENCE, WITH THE EASTERLY LINE OF SUBJECT TRACT, S11°08'39"W, 517.94 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF RAYMOND M. PEGRAM, OF RECORD IN DEED BOOK 4811, PAGE 868, R.O.D.C.;

THENCE, WITH SAID PEGRAM'S LINE AND THE NORTH LINE OF MAPLE MANOR MOTEL, INC. OF RECORD IN DEED BOOK 6684, PAGE 709, R.O.D.C., N89°34'00"W, 449.14 FEET TO A POINT IN THE EAST LINE OF HILLHURST ACRES, SECTION FIVE, OF RECORD IN PLAT BOOK 2854, PAGE 42, R.O.D.C.;

THENCE, WITH SAID EAST LINE THE FOLLOWING CALLS:

N39°27'00"W, 278.48 FEET TO A CONCRETE MONUMENT;

N35°24'28"E, 240.55 FEET TO A POINT;

WITH A CURVE CONCAVE TO THE EASE HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 24°49', AND A CHORD OF N42°03'03"W, 146.12 FEET FOR A LENGTH OF 147.26 FEET TO A POINT;

N60°17'10"E, 25.00 FEET TO A POINT IN THE EAST MARGIN OF SUNSET DRIVE;

THENCE, WITH SAID EAST MARGIN, N29°52'10"W, 326.46 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT NO. 66;

THENCE, WITH THE SOUTHERLY LINE OF LOT NO. 66, N60°41'16"E, 280.95 FEET TO A CONCRETE MONUMENT;

THENCE, S54°35'01"E, 14.70 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE SOUTHERLY LINE OF LOT NO. 68 AND LOT NO. 57 AS SHOWN ON HILLHURST ACRES, SECTION THREE OF RECORD IN PLAT BOOK 2331, PAGE 86, R.O.D.C., N63°42'11"E, 312.54 FEET TO A POINT IN THE CENTERLINE OF ROBB DRIVE (UNIMPROVED);

THENCE, WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 446.09 FEET, A CENTRAL ANGLE OF 11°31'31" AND A CHORD OF S32°17'32"E, 89.58 FEET FOR A LENGTH OF 89.73 FEET TO A POINT;

THENCE, S37°52'19"E, 15.80 FEET TO A POINT;

THENCE, WITH THE SOUTHERLY LINE OF LOT NO. 74, N52°03'06"E, 200.87 FEET TO AN IRON PIN;

THENCE, WITH THE SOUTHERLY LINE OF LOT NO. 73, S63°34'00"E, 196.53 FEET TO A POINT;

THENCE, WITH THE WEST LINE OF LOT NOS. 2 AND 4 OF HILLHURST ADDITION, SECTION 2, S11°08'39"W, 435.73 FEET TO AN IRON PIN IN THE NORTH MARGIN OF SUNSET DRIVE;

THENCE, WITH SAID MARGIN, N78°51'21"W, 50.00 FEET TO A POINT;

THENCE, WITH THE WEST TERMINUS OF SUNSET DRIVE, S11°08'39"W, 100.00 FEET TO A POINT;

THENCE, S78°51'21"E, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 700,643 SQUARE FEET OR 16.08 ACRES, MORE OR LESS.

Being the same property as of record in Book 9026, page 389, said Register's Office

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of TENNESSEE

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