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

BK/M 9932 PG 898

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

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBER
86-234
4A-08810

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 BURNING TREE ASSOCIATES LTD., 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.

BURNING TREE ASSOCIATES, LTD.
a Tennessee Limited Partnership

By: L. H. Hardaway Jr.

General Partner

PICK-UP

96 JAN 31 AM 11:25
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

01145683

STATE OF TENNESSEE - COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. H. Hardaway Jr. 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 Burning Tree Associates Ltd., 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

PATSY 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

PATSY B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires 6-13-98

7004 01/31 0101 03CHECK 12.00

BOOK 9932PG899

DESCRIPTION

Being a parcel of land in the Second Civil District of Nashville, Davidson County, located at the northeast corner of Old Hickory Boulevard and Central Pike being more particularly described as follows:

BEGINNING at a point in the easterly margin of Old Hickory Boulevard, said point being approximately 445 feet northerly along said margin from the northerly margin of Central Pike;

Thence, leaving said margin of Old Hickory Boulevard with the easterly line of Hermitage Woods, Phase 2, of record in Plat Book 4860, Page 64, R.O.D.C., N 05 degrees 44'57"E, 461.96 feet to a concrete monument;

Thence, N 04 degrees 41'11"E, 516.13 feet to an iron pin in the southerly line of Robert E. Earheart, of record in Deed Book 5155, Page 150, R.O.D.C.;

Thence, with said Earheart, S 57 degrees 36'57"E, 780.96 feet to an iron pin;

Thence, S 65 degrees 48'20"E, 286.95 feet to an iron pipe in the westerly line of Oscar Gleaves, et. ux. of record in Deed Book 1638, Page 165;

Thence, with said Gleaves, S 03 degrees 30'41"W, 1001.43 feet to an iron pin;

Thence, leaving said Gleaves, with the north line of Clifford O. Howard , of record in Deed Book 9457, Page 168, R.O.D.C., N 83 degrees 14'13"W, 234.55 feet to a corner post;

Thence, continuing with said Howard of record in Deed Book 5896, Page 654, R.O.D.C., N 83 degrees 48'55"W, 193.53 feet to an angle iron ;

Thence, S 11 degrees 07'24W, 110.99 feet to a point in the northerly margin of Central Pike;

Thence, with said margin, and a curve concave to the north having a central angle of 04 degrees 31'39", a radius of 1072.93 feet and a chord of N 62 degrees 43'17"W, 84.76 feet for an arc length of 84.78 feet to a point;

Thence, leaving said Central Pike, with the property of Evagelos Darsinos of record in Deed Book 7627, Page 682, R.O.D.C., the following calls:

N 29 degrees 41'29"E, 178.00 feet to a point;

N 19 degrees 00'00"W, 233.00 feet to a point;

N 70 degrees 30'00"W, 50.00 feet to a point;

N 50 degrees 00'00"W, 230.00 feet to a point;

N 73 degrees 22'05"W, 52.47 feet to a point;

S 66 degrees 29'22"W, 140.00 feet to a point in the easterly margin of Old Hickory Boulevard;

Thence, with said margin and a curve concave to the west having a central angle of 01 degrees 47'31" a radius of 2939.79 feet and a chord of N 23 degrees 28'07"W, 91.94 feet for an arc length of 91.94 feet to the point of beginning, containing 985,215 square feet or 22.62 acres, more or less.

Included in the above described property but expressly excluded therefrom is the following described Gleaves Cemetery:

The Point of Beginning of said cemetery lies S 67 degrees 18'12"E, 359.93 feet from the concrete monument at the end of the first call of the above described property;

Thence, with a fence, N 02 degrees 56'34"W, 103.70 feet to a point;

Thence, N 89 degrees 58'32"E, 127.93 feet to a point;

Thence, S 04 degrees 26'20"W, 115.53 feet to a point;

Thence, N 84 degrees 41'02"W, 124.85 feet to the point of beginning, containing 13,835 square feet or 0.32 acres, more or less.

Together with a perpetual nonexclusive easement for ingress and egress as granted to Burning Tree Associates, Ltd. by Deed of Record in Book 5553, Page 20, said Register's Office, and being described as follows:

Beginning at a point, said point being 358.16 feet along the easterly margin of Old Hickory Boulevard from the intersection with the northerly margin of Central Pike; thence, North 66 degrees 29'22" East, a distance of 140.00 feet; thence, South 73 degrees 22'05" East, a distance of 52.47 feet; thence, South 50 degrees 00'00" East, a distance of 90.00 feet to the point of beginning; thence, South 40 degrees 52'20" East, a distance of 82.53 feet to a point; thence, South 50 degrees 00'00" East, a distance of 50.00 feet to a point; thence South 70 degrees 30'00" East, a distance of 70.00 feet to a point; thence North 19 degrees 00'00" West, a distance of 12.00 feet to a point; thence North 70 degrees 30'00" West, a distance of 50.00 feet to a point; thence, North 50 degrees 00'00" West, a distance of 140.00 feet to the point of beginning and containing 1,796 square feet or 0.04 acre.

Being the same property conveyed to the Grantors by deed of record in Book 5193, page 816, said Register's Office.