BOOK 9954 PG 175

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
	44-31	
National Housing Preservation Corporation c/o NAMC 615 Main Street, Suite 200 Nashville, TN 37206		Same

This instrument prepared by: Weldon B. White, Jr., Suite 3F
631 Second Avenue South, Nashville. TN 37210

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 Old Hickory Towers Associates, Ltd., a Tennessee limited partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to National Housing Preservation Corporation, a Delaware corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as Old Hickory Towers Apartments, 930 Industrial Road, Old Hickory, TN 37138.

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 19th day of December, 1995.

Old Hickory Towers Associates, Ltd.,
a Tennessee limited partnership

By: L.H. Hardaway
L.H. Hardaway, Jr.
Title: General Partner

PICK-UP

95 FEB 22 AM 8:47
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01524.56

STATE OF TENNESSEE

COUNTY OF DAVIDSON

0191 02/22 0101 03CHECK 12.00

I, or we, hereby swear or affirm that the actual consideration for this transfer is, $ 100

Affiant Asset Manager, NHPC

Subscribed and sworn to before me this the 19th day of December, 1995.

Dorothy Blevins
Notary Public
My Commission Expires: May 12, 1996

NOTARY PUBLIC AT LARGE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy Blevins, a Notary Public, L. H. Hardaway, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that L. H. Hardaway, Jr. is a General Partner of Old Hickory Towers Associates, Ltd., a Tennessee limited partnership, and is authorized to execute this instrument on behalf of Old Hickory Towers Associates, Ltd.

WITNESS my hand, at office, this 19th day of December, 1995.

Dorothy Blevins
Notary Public

My Commission Expires: May 12, 1998

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, as described according to an unrecorded survey of Howard W. Anderson, Tennessee Certificate No. 5249, dated September 12, 1977, as follows:

Beginning at an iron pin located in the eastern margin of the right-of-way of Industrial Road, said pin also being 640 feet more or less northeast of the Intersection of Industrial Road with Robinson Road; thence along the eastern right-of-way margin of Industrial Road along the chord of a curve having a radius of 5,804.69 feet North 50 degrees 41 minutes 20 seconds East, 190.45 feet to an iron pin; thence North 49 degrees 45 minutes East, 961.45 feet to an iron pin in the southern right-of-way margin of the L & N Railroad right-of-way; thence along the right-of-way of said railroad along the chord of a curve having a radius of 1,369.98 feet South 32 degrees 42 minutes 26 seconds East, 309.93 feet to an iron pin; thence South 38 degrees 12 minutes 14 seconds West, 443.91 feet to an iron pin; thence North 79 degrees 04 minutes 24 seconds West, 254.91 feet to an iron pin; thence along the chord of a curve having a radius of 276.25 feet South 52 degrees 38 minutes 55 seconds East, 245.88 feet to an iron pin; thence South 26 degrees 13 minutes 24 seconds East, 158.98 feet to an iron pin; thence South 63 degrees 25 minutes 24 seconds West, 153.69 feet to an iron pin; thence South 17 degrees 14 minutes 29 seconds West, 340.00 feet to an iron pin; thence North 47 degrees 18 minutes 01 seconds West, 747.65 feet to the point of beginning, said tract containing 12 acres, more or less.

Being the same property conveyed to the Grantors by deed of Record in Book 5205, page 872, said Register's Office

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