Box 35
0027583 2
KSH

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

9934 672

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
SCA-North Carolina Limited Partnership	[redacted]	163- 187
Six Piedmont Centre	SC Group INC	101
Suite 600	7777 Market Center Av	100
Atlanta, Ga 30305	El Paso, Texas 79912	264

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chelsea Properties, LLC, E.B. Smith, Jr., Sidney A. Smith and Patricia B. Wells, being one and the same person as Patricia Ann Wells and Patricia Beard,** hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **SCA-North Carolina Limited Partnership, a Delaware Limited Partnership,** hereinafter called Grantee, Grantee's heirs and assigns all of Grantor's right, title and interest in and to certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 28th day of March, 1996.

0165058
IDENTIF. ↑ REFERENCE

96 MAR 28 PM 3:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

CHELSEA PROPERTIES, LLC

By: Rick L. Burton
Its: Secretary

E.B. Smith, Jr.

Sidney A. Smith

Patricia B. Wells
Patricia B. Wells

Patricia Ann Wells
Patricia Ann Wells

Patricia Beard
Patricia Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RICK L. BURTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary or other officer authorized to execute this instrument on behalf of Chelsea Properties, LLC, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Secretary.

Witness my hand and official seal at office on this the 28th day of March, 1996.

Notary Public

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **E.B. Smith, Jr.**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 28th day of March, 1996.

NOTARY PUBLIC

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sidney A. Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 28th day of March, 1996.

NOTARY PUBLIC

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Patricia B. Wells being one and the same person as Patricia Ann Wells and Patricia Beard**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 28th day of March, 1996.

NOTARY PUBLIC

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,525,000.00.

AFFIANT

Sworn to and subscribed before me this 28th day of March, 1996.

NOTARY PUBLIC

My commission expires: 9/18/99

burton\qtclm.sec

Exhibit "A"

PROPERTY DESCRIPTION
TRACTS ONE, TWO, THREE & FOUR

BK 9994 PG 676

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being described according to a survey dated October 27, 1995 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tn. 37206. Job Number 94-146, W.O. Number 4767, and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way of Bell Road, (right-of-way varies), said pin being situated S37°53'W, 595.6 feet from the centerline intersection of Bell Road & Zelida Avenue; Thence,

1. With an offset in the right-of-way of Bell Road, N85°15'45"W passing an existing iron at 29.44 feet at said offset and with the north line of lot J-6 as shown on the plan entitled "Hickory Hollow Terrace" as of record in plat book 5200, page 697, R.O.D.C., Tennessee a total distance of 574.65 feet (N 87°30' E 620 feet deed) to an existing iron pin; Thence,

2. With the east line of the WILLIAM T. WELLS & wife PATSY R. WELLS property as recorded in deed book 4688, page 444, R.O.D.C., Tennessee and with a Boundary Line Agreement, between Patricia A. Wells & William T. Wells & Patsy R. Wells, dated September 15, 1995, N07°52'23"E, 834.33 feet, (S 0° 45' W 732 feet deed) to an existing iron pin; Thence,

3. Continuing with the east line of the Wells property and with said Boundary Line Agreement, N29°45'04"W, 681.36 feet, (S 24° 30' E 780 feet deed) to an existing iron pin in the southeasterly right-of-way line of Rural Hill Road, (a 50 foot wide road); Thence,

4. With the southeasterly right-of-way line of Rural Hill Road, N64°27'35"E, 100.49 feet, to an iron pin set; Thence,

5. Continuing with said right-of-way line, 32.86 feet along the arc of a curve to the left that has a radius of 390.00 feet to an existing iron pin, said curve has a chord bearing and distance of N62°02'38"E, 32.85 feet; Thence,

6. With a new line of division, S41°40'55"E, 382.06 feet to an iron pin set by a wood fence post; Thence,

7. With a new line of division, N55°58'10"E, 151.84 feet to an iron pin set by a wood fence post; Thence,

8. With a new line of division, N32°39'37"W, 349.87 feet to an iron pin set by a wood fence post; Thence,

9. With the southerly line of the Walter W. Wyckoff property as recorded in deed book 5899, page 194, R.O.D.C., Tennessee the same being the southerly line of lot 2 as shown on the plan entitled "Rural Hill Acres" as recorded in plat book 5210, page 83, R.O.D.C., Tennessee, S82°49'00"E, 495.25 feet, (N86°49'W, 530.5 feet deed) to an iron pin set; Thence,

10. Continuing with the southerly line of the Walter W. Wyckoff property S82°55'38"E, 51.71 feet to an existing iron pin; Thence,

11. Continuing with the east line of the Wyckoff property, N00°15'54"W, 324.46 feet, (N8°21'40"W, 333.55 feet deed) to an existing iron pin; Thence,

12. With the south line of the Jerry D. Cupit property as recorded in deed book 8142, page 592, R.O.D.C., Tennessee the same being the south line of lot 1 as shown on the plan entitled "Rural Hill Acres" as recorded in plat book 5210, page 83, R.O.D.C., Tennessee, N85°04'44"E, 169.61 feet, (N83°57'10"E, 169.74 feet deed) to an existing iron pin; Thence,

13. With the easterly line of the Jerry D. Cupit property, the same being the easterly line of lot 1 of the aforementioned "Rural Hill Acres", N14°31'07"W, 119.30 feet, (N18°52'W, 121.5' deed) to an existing metal fence post; Thence,

14. Continuing with said easterly line, N36°15'45"W, 104.57 feet, (N34°21'20"W, 100.4 feet deed) to an existing iron pin; Thence,

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

Exhibit "A" Continued

15. Continuing with said easterly line, N18°37'21"W, 101.29 feet, (N19°33'55"W, 101.43 feet deed) to an existing iron pin; Thence,

BOOK 9994PG677

16. Continuing with said easterly line, N26°40'41"E, 36.24 feet, (N21°23'15"E, 36.24 feet deed) to an existing iron pin; Thence,

17. Continuing with said easterly line, N28°07'53"W, 65.51 feet, (N29°12'45"W, 63.6 feet deed) to an iron pin set; Thence,

18. With the southerly line of the Preston A. Finney property as recorded in deed book 8832, page 694, R.O.D.C., Tennessee & the southerly line of lot 2 & 1 as shown on the plan entitled "Hickory Highlands Apartments" as recorded in plat book 6900, page 729, R.O.D.C., Tennessee, N61°19'11"E, 360.69 feet, (N59°35'E, 367 feet deed) to an iron pin set; Thence,

19. Continuing with the southerly line of lot 1, the same being the Metropolitan Government Library property as recorded in deed book 7677, page 59, R.O.D.C., Tennessee, S61°58'10"E, 446.44 feet, (S70°04'30"E, 401.8 feet deed) to an existing iron pin in the westerly right-of-way line of Bell Road: Thence,

20. With the westerly right-of-way line of Bell Road, 674.79 feet along the arc of a curve to the left that has a radius of 1477.39 feet to an existing iron pin, said curve has a chord bearing and distance of S22°16'58"W, 668.94 feet, (radius of 1477.5 feet, length of 675.0 feet deed); Thence,

21. Continuing with the westerly line of Bell Road, S8°57'35"W, 103.43 feet, (S4°34'W, 104.3 feet deed) to an existing iron pin; Thence,

22. With an offset in said right-of-way line, N83°17'32"W, 20.44 feet, (N85°26'W, 20 feet deed) to an existing iron pin; Thence,

23. Continuing with said westerly right-of-way line,S09°27'52"W, 390.79 feet to to an existing concrete highway monument; Thence,

24. With an offset in said right-of-way, S79°42'21"E, 15.03 feet, (S84°30'E, 15 feet deed) to an existing concrete highway monument; Thence,

7764 03/28 0101 03CHECK 5867.50

25. Continuing with said westerly right-of-way line, S9°25'58"W, 364.53 feet, (S5°30'W, 364.6 feet deed) to an existing concrete highway monument; Thence,

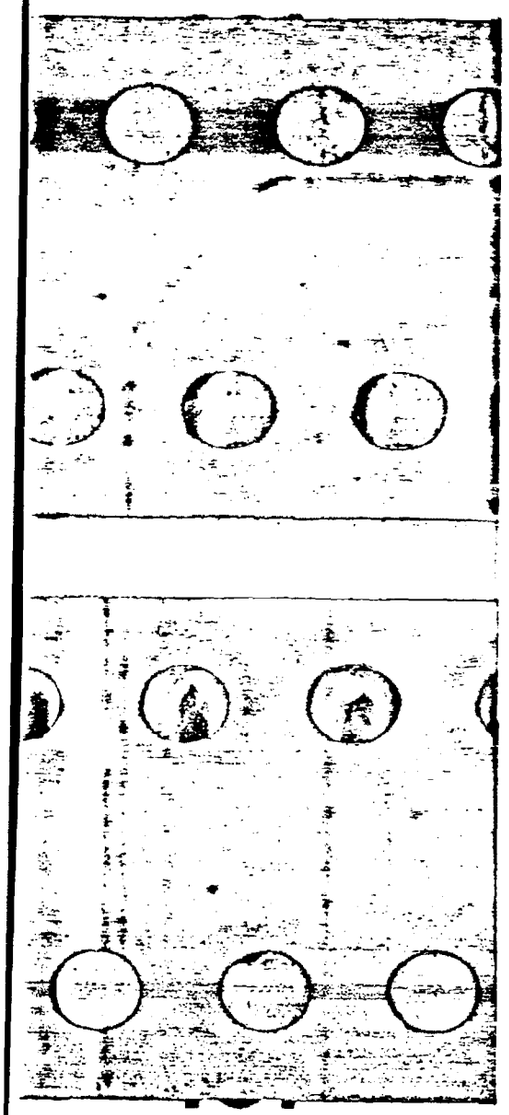
26. Continuing with said right-of-way, 691.37 feet along the arc of a curve to the right that has a radius of 1382.40 feet to an existing 20 penny nail, said curve has a chord bearing and distance of S23°33'35"W, 684.17 feet, (radius of 1382.4 feet, length of 679.4 feet deed); Thence,

27. With the westerly right-of-way line of Bell Road, S40°28'33"W, 190.21 feet, (198 feet deed) to the point of beginning and containing 1,812,792 square feet or 41.615 acres more or less as calculated by the above courses and distances which were determined within the precision requirements of an "Urban Class" ALTA/ACSM Land Title Survey of 1992.

Being the same property conveyed to the herein grantors by deeds of record in Book 4794, page 281, Book 9259, page 627, Book 9045, page 649, Book 9159, page 401, Book 9928, page 920, Book 6262, page 670, all in the Register's Office of Davidson County, Tennesssee.

The above property being Lot 1 on the Final Plat of The Overlook At Hickory Hollow of record in Book 9700, page 121, Register's Office for Davidson County, Tennessee.

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



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9994 PG 678

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				AMT 1525000.00
				CON TX 3642.50
				PRFEE 1.00
				MISC 24.00
				TOTAL 5667.50
				CHECK 5667.50
			03/28/96 01	15:29 0001 3764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165058
IDENTIF. ↑ REFERENCE

96 MAR 28 PM 3:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021779