0230995

IDENTIFICATION REFERENCE

Box 38
GEM

BOOK 10208 PG 418

This Instrument Prepared By:
George E. Mudter, Jr.
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

96 SEP 30 PM 4:32

REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map: 161**
Keystone Farms, L.P.	New Owner	**Parcel: 50**
c/o The Realty Shop, Inc.		
401 East Main Street		
Johnson City, TN 37607		

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, THE REALTY SHOP, INC., a Tennessee corporation, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto KEYSTONE FARMS, L.P., a Tennessee limited partnership, all of its right, title and interest in property located in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 5368 Edmondson Pike, Nashville, Tennessee 37211.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of September, 1996.

96/09/30 01:01 032:CHECK 12.00

THE REALTY SHOP, INC.,
a Tennessee corporation

By: _____
Adam J. Epstein, Vice-President

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM J. EPSTEIN, 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 he is the Vice-President of The Realty Shop, Inc., a Tennessee corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26 day of September, 1996.

Notary Public

My Commission Expires: 11/26/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this 26th day of September, 1996.

Notary Public

My Commission Expires: 11/7/96

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LEGAL DESCRIPTION

KEYSTONE FARMS APARTMENTS
NASHVILLE, TENNESSEE

Commencing at the southwesterly terminus of Huntington Parkway and the southeasterly margin of Edmondson Pike;

Thence with the southeasterly margin of Edmondson Pike, South 03 degrees 36 minutes 50 seconds West, 405.80 feet to a concrete monument, thence, South 89 degrees 04 minutes 01 seconds East, 12.01 feet to a concrete monument, said monument being at the point of beginning of the following described parcel of property;

Thence, leaving said margin of Edmondson Pike, South 89 degrees 04 minutes 01 seconds East, 484.40 feet to an iron pin;

Thence, South 77 degrees 42 minutes 00 seconds East, 444.30 feet to an iron pin;

Thence, South 10 degrees 37 minutes 00 seconds West, 424.16 feet to a concrete monument;

Thence North 79 degrees 23 minutes 00 seconds West, 70.00 feet to a concrete monument;

Thence South 10 degrees 37 minutes 00 seconds West, 70.00 feet to a concrete monument;

Thence, South 79 degrees 23 minutes 00 seconds East, 70.00 feet to a concrete monument;

Thence South 10 degrees 37 minutes 00 seconds West, 60.34 feet to an iron pin;

Thence, North 70 degrees 39 minutes 05 seconds West, 888.77 feet to a concrete monument, said monument being in the southeasterly margin of Edmondson Pike;

Thence, with said margin of Edmondson Pike, North 03 degrees 36 minutes 50 seconds East, 353.79 feet to the point of beginning, containing 9.7142 acres (423,149 square feet).

Being a portion of the property conveyed to The Realty Shop, Inc., from James L. Rains & wife, Phyllis B. Rains, of record in Deed Book 9803, Page 492, of the Register's Office of Davidson County, Tennessee.

EXHIBIT "A"