#480516.01 10/22/96

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

BOOK 10235 PG 467

QUITCLAIM DEED AND RELEASE

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Post Apartment Homes, L.P. 3350 Cumberland Circle, NW Suite 2200 Atlanta GA 30339-3363	Same	Map 104-12, Parcel 73 Map 92-15, Parcel 180

WHEREAS, by DEED OF TRUST OF RECORD IN BOOK 4294, PAGE 873, Register's Officeof Davidson County, Tennessee, The Washington Company conveyed certain real property to E. Warner Bass, Trustee in order to secure the indebtedness described therein; and

WHEREAS, said indebtedness has been paid in full;

NOW, THEREFORE, E. WARNER BASS, TRUSTEE, in order to effect a release of record of said Deed of Trust, by these presents does hereby quitclaim, convey, and release unto POST APARTMENT HOMES, L.P., a Georgia limited partnership, its successors and assigns, all of his right, title and interest in and to the property described on Exhibit A attached hereto.

Being part of the same property conveyed to E. Warner Bass, Trustee by Deed of Trust of record in Book 4294, page 873, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 23rd day of October, 1996.

E. WARNER BASS, TRUSTEE

02394 04
IDENTIFICATION REFERENCE

95 OCT 24 AM 9:22
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, E. Warner Bass, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 1996.

Notary Public

My Commission Expires:

7/22/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 23rd day of October 1996.

Notary Public

My Commission Expires:

7/22/2000

A. Washington and Jefferson Apartments

Being Lots Nos. 3 and 4 of Waddey's Subdivision of the Baxter Lands, on the Hillsboro pike, in the 10th Civil District of Davidson County, Tennessee, a plan of which is recorded in Book No. 161, page 98, of the Register's Office for said County.

Lot No. 3 fronts 163.4 feet on the westerly side of the Hillsboro Pike; and extends back westerly on the northerly line, with the southerly line of a 30 foot street 420 feet, and on the southerly line 424.7 feet to a 30 foot street in the rear, upon which it measures 158.75 feet.

Lot No. 4 fronts 178.4 feet on the westerly side of the Hillsboro Pike; and extends back westerly, on the northerly line 424.7 feet, and on the southerly line 429.7 feet to said 30 foot Street, upon which it measures, 173.75 feet.

The property above described is more particularly bounded and described according to a survey made on January 18, 1924, by W. B. Southgate, Surveyor, as follows:

Beginning at the southwest corner of the intersection of Hillsboro Road and Portland Ave., at a point 21 feet westerly from the westerly rail of the street railway, running thence westwardly along the southerly margin of Portland Avenue, passing a stake in the westerly margin of the Hillsboro Road, as widened, at 15 feet, in all 420 feet, to a stake, the southeast corner of a interesection [sic] of Portland Avenue and a 30 foot street; thence southwardly along the easterly margin of said 30 foot street 333½ feet to a post in the northerly line of the St. Bernard School property; thence eastwardly along the northerly line of the St. Bernard School property, passing a stake in the westerly margin of Hillsboro Road, as widened, at 417 feet, in all 430 feet, to a point, 23 feet westerly from the westerly rail of the street railway; thence northwardly along the original west margin of Hillsboro Road, 341 feet to the beginning.

Being the same property conveyed to The Washington Realty Company by Deed from George N. Welch and wife, Effie F. Welch, dated October 1, 1923, of record in Book 636, page 378, Register's Office for Davidson County, Tennessee.

B. Robert E. Lee Apartment

Beings lots 13, 14, 15, 16 and 17 in A. A. Mellier's Plan of Lots as registered in Book No. 57, page 127, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the northerly side of Hayes Street and runs back 124 1/3 feet on the west line and 135½ feet on the east line to an alley and shows 51 1/4 feet on said alley.

Said Lots 14, 15, 16 and 17 front 50 feet each on the north side of Hayes Street and running back between parallel lines to an alley, and being more particularly described as follows:

Beginning at a point in the North margin of Hayes Street 200 feet West from the corner of 21st Avenue N. (formerly Oak Avenue) and Hayes Street; thence at right angles northwardly 179 feet, more or less, to an alley; thence westwardly along said alley 205 feet; thence southwardly 135.6 feet to the northern margin of Hayes Street; thence eastwardly with the north margin of Hayes Street 200 feet to the beginning.

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

Being the same property conveyed to Washington Realty Company by Deed from Ellis C. Soper and wife, Ruth Turner Soper, dated December 20, 1928, of record in Book 834, page 646, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Washington Realty Company by Quit Claim Deed signed by Helene E. Soper, dated January 23, 1929, of record in Book 736, page 23, said Register's Office.

Land in Davidson County, Tennessee, being the west part of Lot No. 156 on the Map of the Boyd Home tract, as of record in Book 21, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Hayes Street, 150 feet west of the west margin of 21st Avenue North, at the southwest corner of the property conveyed to Theresia E. Smythe, by deed of record in Book 1023, page 604, said Register's Office; thence with Smythe's westerly line, northerly 170 feet, more or less, to the south margin of an alley; thence with the margin of the same, westerly 50 feet to the northeast corner of A. A. Mellier's Subdivision of part of Lot 156 of the Boyd Home Tract, of record in Book 57, page 127, said Register's Office; thence along the east line of Lot No. 17, southerly 170 feet, more or less, to the north margin of Hayes Street; thence with the margin of the same, easterly 50 feet to the point of beginning.

Being the same property conveyed to The Washington Realty Company by Installment Deed, dated April 19, 1955, signed by Monica Ann Merkel, of record in Book 2395, page 626, Register's Office for Davidson County, Tennessee.

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