23

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:
Regency Apartments, LLC	Regency Apartments, LLC
505 Tara Lane	505 Tara Lane
Huntingdon, Tennessee 38344	Huntingdon, Tennessee 38344
Map & Parcel Number: 119-8-115 6DA 34890	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **REGENCY PARTNERS, INC.**, a Tennessee corporation ("Grantor") does hereby quitclaim and convey unto **REGENCY APARTMENTS, LLC** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Land in the Sixth, formerly Ninth, Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the unrecorded plan of Brookside Heights described as follows:
>
> BEGINNING at a point in the northerly margin of Glenrose Avenue, said point being 250 feet, more or less, from the northwest corner of Glenrose Avenue and Thompson Lane; thence with said northerly margin of Glenrose Avenue, westerly 342.57 feet to a point; thence south 88 degrees 28 minutes east 35.71 feet to a point; thence north 1 degree 19 minutes east 446.5 feet to a point on the southerly margin of the N. C. & St. L. right-of-way; thence with said right-of-way, south 87 degrees 52 minutes east 403.48 feet to a point; thence south 2 degrees 23 minutes west 313.28 feet to a point; thence north 87 degrees 37 minutes west 57 feet to a point; thence south 2 degrees 23 minutes west 82.5 feet to a point; thence north 87 degrees 37 minutes west 50 feet to a point; thence south 2 degrees 39 minutes west 124.6 feet to the point of beginning.

This is improved property known as the Regency Apartments, 2706 Glenrose Avenue, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of September, 1996.

REGENCY PARTNERS, INC.
a Tennessee corporation

By: B. Narayana Bhat
Narayana B. Bhat, MD, President

96 NOV -1 PM 4:03
FELIX Z. ROSSON, REGISTER
DAVIDSON COUNTY, TN.

024270
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is None.

B. Narayana Bhat
AFFIANT

Subscribed and sworn to before me, this 30th day of September, 1996.

Teresa Thomas
NOTARY PUBLIC

My Commission Expires:
7-13-99

STATE OF TENNESSEE)
)
COUNTY OF Carroll)

Before me, Teresa Thomas, a Notary Public of said State and County aforesaid, personally appeared Narayana B. Bhat, MD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Regency Partners, Inc., the within named bargainor, a corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of corporation by himself as President.

WITNESS my hand and seal at office this 30th day of September, 1996.

Teresa Thomas
NOTARY PUBLIC

My Commission Expires: 7-13-99

7142 11/04 0:01 CHECK 8.00