Box 37 (APC)

BOOK 10353 PG 458

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
United Dominion Realty, L.P.. 10 South Sixth Street, Suite 203 Richmond, Virginia 23219	Map 163-0, Parcel 126 and 318	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (APC) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, TBCREC RESIDENTIAL NO. 1 LIMITED PARTNERSHIP ("Grantor"), a Delaware limited partnership hereby sells and quitclaims to UNITED DOMINION REALTY, L.P. ("Grantee"), a Virginia limited partnership its 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 attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as The Club at Hickory Hollow Apartments, One Hickory Club Drive, Antioch, Tennessee 37013.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

7775 02/19 0101 03CHECK 20.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 18th day of February, 1997.

Notary Public

My Commission Expires: 5/28/2000

0401627.01
098250-011 02/18/97

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of February, 1997.

TBCREC RESIDENTIAL NO. 1 LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP

By: TBC Club, Inc., a Massachusetts corporation,
General Partner

By: _____
JACQUES C. LEWIS,

Title: VICE PRESIDENT

STATE OF NEW YORK)
COUNTY OF NEW YORK)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JACQUES C. LEWIS is signed to the foregoing Quitclaim Deed and who is personally known to me (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of TBC Club, Inc., a Massachusetts corporation, the general partner of TBCREC Residential No. 1 Limited Partnership, the within named bargainor, a Delaware limited partnership, and that _____ as such Vice President of the general partner, being authorized so to do, executed the foregoing Quitclaim Deed voluntarily for and as the act of TBCREC Residential No. 1 Limited Partnership, a Delaware limited partnership by signing the name of the limited partnership by himself as Vice President of TBC Club, Inc., a Massachusetts corporation, general partner of TBCREC Residential No. 1 Limited Partnership, a Delaware limited partnership.

Given under my hand and official seal this the 14th day of February, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 10/17/98

VALERIE L. SPINNER
Notary Public, State of New York
No. 60-4943040
Qualified in Westchester County
Term Expires October 17, 1998

0401627.01
098250-011 02/14/97

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 and Lot No. 2 as shown on the Plan of The Club at Hickory Hollow of record in Book 6250, page 838, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and being the same property shown on a survey of the Club at Hickory Hollow dated May 27, 1987, and revised on June 23, 1987 February 3, 1997, February 13, 1997 and February 18, 1997 prepared by Barge, Waggoner, Sumner & Cannon, Inc. by William C. Watson, Registered Land Surveyor, Tennessee License No. 1487, and being more particularly described as follows:

LOT ONE

Being a parcel of land in Nashville, Second Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Bell Road and Zelida Avenue, being Lot No. 1, as shown on the plan of The Club at Hickory Hollow, as of record in Book 6250, page 838, R.O.D.C. and being more particularly described as follows:

BEGINNING at a concrete monument in the southerly right-of-way line of Zelida Avenue, said concrete monument being the easterly terminus of a curve return to easterly right-of-way line of Bell Road;

THENCE, with said right-of-way line the following calls:

with a curve to the left 264.39 feet to an iron pin, said curve having a central angle of 34° 02' 28", a radius of 445.00 feet, a tangent of 136.23 feet, and a chord of N 76° 42' 20" E, 260.52 feet;

N 59° 41' 06" E, 108.36 feet to an iron pin;

with a curve to the right 378.04 feet to an iron pin, said curve having a central angle of 38° 00' 02", a radius of 570.00 feet, a tangent of 196.27 feet, and a chord of N 78° 41' 06" E, 371.15 feet;

S 82° 18' 54" E, 346.61 feet to an iron pin;

with a curve to the left 354.35 feet to an iron pin, said curve having a central angle of 10° 00' 00", a radius of 2030.26 feet, a tangent of 177.63 feet and a chord of S 87° 18' 54" E, 353.90 feet;

N 87° 41' 06" E, 258.48 feet to an iron pin in the westerly line of property conveyed to Commerce Union Bank, et al, Trustees, by deed of record in Book 6654, page 905, R.O.D.C.;

THENCE, with said line S 01° 27' 06" W, 680.90 feet to an iron pin;

THENCE, leaving said line with the northerly line of property conveyed to R. T. Cochran and William S. Cochran, Co-trustees, by deed of record in Book 7376, page 416, R.O.D.C and to Danny Joel Reed, et ux by deed of record in Book 4262, page 90, R.O.D.C. N 87° 08' 00" W, 1902.48 feet to an iron pin in the easterly right-of-way line of Bell Road;

THENCE, with said right-of-way line the following calls:

N 34° 13' 30" E, 74.04 feet to an iron pin;

with a curve to the left 416.66 feet to an iron pin, said curve having a central angle of 15° 50' 13", a radius of 1507.40 feet, a tangent of 209.67 feet, and a chord of N 26° 18' 23" E, 415.33 feet;

with a curve to the right 32.87 feet to the point of beginning, said curve having a central angle of 75° 20' 17", a radius of 25.00 feet, a tangent of 19.30 feet, and a chord of N 56° 03' 25" E, 30.56 feet:

Containing 1,101,218 square feet or 25.28 acres, more or less.

LOT TWO

Being a parcel of land in Nashville, Second Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Bell Road and Zelida Avenue, being Lot No. 2, as shown on the plan of The Club at Hickory Hollow, as of record in Book 6250, page 838, R.O.D.C, and being more particularly described as follows:

BEGINNING at a concrete monument in the easterly right-of-way line of Bell Road, said concrete monument being the northerly terminus of a curve return to the northerly right-of-way line of Zelida Avenue;

THENCE, with said right-of-way line with a curve to the left 206.67 feet to an iron pin, said curve having a central angle of 07° 51' 19", a radius of 1,507.40 feet, a tangent of 103.50 feet, and a chord of N 10° 12' 49" E, 206.51 feet;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to Russell O. Cashion, Jr. by deed of record in Book 6474, page 951, R.O.D.C. S 89° 24' 16" E, 254.60 feet to an iron pin;

THENCE, with the southerly line of property conveyed to Hickory Manor Ltd. by deed of record in Book 9542, page 728, R.O.D.C., and the southerly line of property conveyed to Southeast Acquisitions III, L.P. by deed of record in Book 8105, page 356, R.O.D.C., S 87° 35' 20" E, 676.77 feet to an iron pin;

THENCE, continuing with the southerly line of said Southeast Acquisitions, III, L.P.. property, S 88° 04' 45" E, 635.76 feet to an iron pin in the westerly right-of-way line Hamilton Church Road;

THENCE, with said right-of-way line, S 03° 35' 27" W, 26.06 feet to an iron pin;

THENCE, continuing with said right-of-way line with a curve to the right 36.69 feet to an iron pin in the northerly right-of-way line of Zelida Avenue, said curve having a central angle of 84° 05' 39", a radius of 25.00 feet, a tangent of 22.55 feet, and a chord of S 45° 38' 17" W, 33.49 feet;

THENCE, with said right-of-way line the following calls:

S 87° 41' 06" W, 177.70 feet to an iron pin;

with a curve to the right 343.88 feet to an iron pin, said curve having a central angle of 10° 00' 00", a radius of 1,970.26 feet, a tangent of 172.38 feet, and a chord of N 87° 18' 54" W, 343.44 feet;

N 82° 18' 54" W, 346.61 feet to an iron pin;

with a curve to the left 417.84 feet to an iron pin, said curve having a central angle of 38° 00' 02", a radius of 630.00 feet, a tangent of 216.93 feet and a chord of S 78° 41' 06" W, 371.15 feet;

S 59° 41' 06" W, 108.36 feet to an iron pin;

with a curve to the right 202.36 feet to an iron pin, said curve having a central angle of 30° 06' 53", a radius of 385.00 feet, a tangent of 103.57, and a chord of S 74° 44' 32" W, 200.04 feet;

with a curve to the right 45.53 feet to the point of beginning, said curve having a central angle of 104° 20' 30", a radius of 25.00 feet, a tangent of 32.20 feet, and a chord of N 38° 01' 46" W, 39.49 feet;

Containing 126,164 square feet or 2.90 acres, more or less.

Being the same property conveyed to TBCREC Residential No. 1 Limited Partnership, a Delaware limited partnership by quitclaim deed from Club Income Properties No. 1, Ltd., a Georgia limited partnership, of record in Book 8539, page 765, Register's Office for Davidson County, Tennessee.

0274343
IDENTIFICATION REFERENCE

Secretary of State
Corporations Section
James K. Polk Building, Suite 1800
Nashville, Tennessee 37243-0306

DATE: 02/19/97
REQUEST NUMBER: 3285-2786
TELEPHONE CONTACT: (615) 741-0537
FILE DATE/TIME: 02/19/97 1358
EFFECTIVE DATE/TIME: 02/19/97 1358
CONTROL NUMBER: 0325762

Mail

TO:
EXCALIBUR PROMOTIONS LLC
411 GRAPEVINE AVE.

MADISON, TN 37115

BOOK 10353 PG 463

97 FEB 19 PM 2:13
DAVIDSON COUNTY, TN

0274344
IDENTIFICATION REFERENCE

RE:
EXCALIBUR PROMOTIONS LLC
ARTICLES OF ORGANIZATION -
LIMITED LIABILITY COMPANY

CONGRATULATIONS UPON THE FORMATION OF THE LIMITED LIABILITY COMPANY IN THE STATE OF TENNESSEE WHICH IS EFFECTIVE AS INDICATED ABOVE.

A LIMITED LIABILITY COMPANY ANNUAL REPORT MUST BE FILED WITH THE SECRETARY OF STATE ON OR BEFORE THE FIRST DAY OF THE FOURTH MONTH FOLLOWING THE CLOSE OF THE LIMITED LIABILITY COMPANY'S FISCAL YEAR. ONCE THE FISCAL YEAR HAS BEEN ESTABLISHED, PLEASE PROVIDE THIS OFFICE WITH WRITTEN NOTIFICATION. THIS OFFICE WILL MAIL THE REPORT DURING THE LAST MONTH OF SAID FISCAL YEAR TO THE LIMITED LIABILITY COMPANY AT THE ADDRESS OF ITS PRINCIPAL OFFICE OR TO A MAILING ADDRESS PROVIDED TO THIS OFFICE IN WRITING. FAILURE TO FILE THIS REPORT OR TO MAINTAIN A REGISTERED AGENT AND OFFICE WILL SUBJECT THE LIMITED LIABILITY COMPANY TO ADMINISTRATIVE DISSOLUTION.

WHEN CORRESPONDING WITH THIS OFFICE OR SUBMITTING DOCUMENTS FOR FILING, PLEASE REFER TO THE LIMITED LIABILITY COMPANY CONTROL NUMBER GIVEN ABOVE. PLEASE BE ADVISED THAT THIS DOCUMENT MUST ALSO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS IN THE COUNTY WHEREIN A LIMITED LIABILITY COMPANY HAS ITS PRINCIPAL OFFICE IF SUCH PRINCIPAL OFFICE IS IN TENNESSEE.

7781 02/19 0101 01CASH 5.00

FOR: ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY
ON DATE: 02/19/97

FROM:
J. L. HARGIS
411 GRAPEVINE AVE

MADISON, TN 37115-0000

	FEES	
RECEIVED:	$300.00	$0.00
TOTAL PAYMENT RECEIVED:		$300.00

RECEIPT NUMBER: 00002072253
ACCOUNT NUMBER: 00228321

Riley C Darnell

RILEY C. DARNELL
SECRETARY OF STATE

SS-4458