(1)

BOOK 10771 PG 504

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBRJR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS:
ANDREW W. BYRD c/o Andrew W. Byrd & Co., LLC 201 Fourth Avenue, North Suite 1250 Nashville, TN 37219	SAME	MAP: 107-13 PARCEL: 140

FOR NO MONETARY CONSIDERATION, but in accordance with an agreement between the parties of even date herewith, THOMPSON PLACE APARTMENTS, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and does hereby transfer and convey unto ANDREW W. BYRD ("Grantee"), his heirs and assigns forever, an undivided thirty-three (33.0%) percent interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

6723 01/28 0101 03CHECK 12.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. § 67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 28th day of January, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

This is an undivided interest in improved property known as Thompson Place Apartments, 1100 Thompson Place, Nashville, Tennessee.

This undivided interest in property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

PICK-UP

(2)

03944457
IDENTIF. & REFERENCE

98 JAN 28 PM 12:25

REGISTER
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly-authorized general partner on this the 28th day of January, 1998.

GRANTOR:

THOMPSON PLACE APARTMENTS, L.P.,
a Tennessee limited partnership

BY: THOMPSON PLACE ASSOCIATES, INC.,
a Tennessee corporation,
general partner

BY: _____
Barney D. Byrd, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Jan Minshall, a Notary Public in and for the County and State aforesaid, personally appeared Barney D. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of Thompson Place Associates, Inc., a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as President, in its capacity as general partner for THOMPSON PLACE APARTMENTS, L.P., the bargainor, a Tennessee limited partnership, and that the corporation, as such general partner executed the same for the purposes therein contained, by signing the name of the partnership by itself as general partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 28th day of January, 1998.

Jan Minshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

EXHIBIT "A"

BEING a tract of land lying in the Third Civil District of Davidson County, Tennessee, bounded on the North by Thompson Place, on the East by the lands of A. J. Smith, on the West by the Crestview Apartments property and on the South by the Williamsburg Corporation property, being more particularly described as follows:

SAID tract of land begins at an iron pin on the southerly margin of Thompson Place at the northeast corner of the Crestview Apartments property; thence with the southerly margin of Thompson Place in an easterly direction with a curve to the right with a radius of 1885.27 feet a distance of 24 feet to an iron pin; thence continuing with said margin South 85° 46' East 18.30 feet to an iron pin on said margin; thence continuing with said margin and a curve to the left with a radius of 2,316.70 feet a distance of 197.79 feet to an iron pin at the northwest corner of the A. J. Smith property; thence with A. J. Smith's westerly line South 3° 14' 10" West 432.36 feet to an iron pin at the southwest corner of the A. J. Smith property and in the northerly line of the Williamsburg Corporation property; thence with the northerly line of the Williamsburg Corporation property North 85° 42' 30" West 240 feet to an iron pin at the southeast corner of the Crestview Apartments property; thence with the East boundary of the Crestview Apartments property North 3° 14' 10" East 423.51 feet to the point of beginning and containing 2.35 acres, more or less.

BEING the same property conveyed to Thompson Place Apartments, L.P., by Successor Trustee's Deed of record in Book 9066, Page 547, Register's Office for Davidson County, Tennessee.