49

This document prepared by:

Real Property Services, Inc.
818 W. Brooks Avenue
North Las Vegas, Nevada 8903(

QUITCLAIM DEED

Instr:200002010010376 Page: 1 OF 3
REC'D FOR REC 02/01/2000 12:18:55PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL
Turtle Creek Apartments Joint Venture, a General Partnership 6634 Valjean Avenue Van Nuys, CA 91406	Hardaway Construction Company, Inc. 615 Main Street Nashville, TN 37206	161/169

FOR GOOD AND VALUABLE CONSIDERATION, the reciept and sufficiency of which is hereby acknowledged, TURTLE CREEK APARTMENTS, LTD., a Georgia Limited Partnership, herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto TURTLE CREEK APARTMENTS JOINT VENTURE, a General Partnership, herein called Grantee, and its successors and assigns all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

WITNESS our hands this 1st day of September 1986.

TURTLE CREEK ASSOCIATES, LTD.

Allan S. Bird, General Partner

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On Sept. 4, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared ALLAN S. BIRD, known to me to be the PRESIDENT of the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
CYNTHIA D. FREENY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 11, 1989

Notary Public in and for said County and State

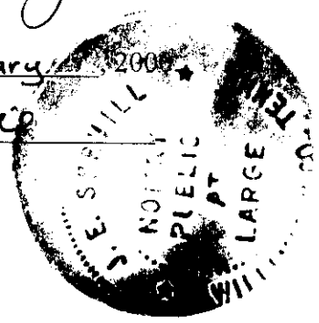
STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Joan Lindsay
Affiant

Subscribed and sworn to before me this the 1st day of February, 2000.

J E Sprouse
Notary Public



My Commission Expires: 11-12-2003

EXHIBIT A

Legal Description

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Old Hickory Boulevard west of Nolensville Road being Lot No. 1 as shown on the Plan of Brentwood East property of record in Plat Book 4860, Page 53, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard at the west end of the return at the intersection of Old Hickory Boulevard and Hickory Plaza Drive;

Thence, with the northerly margin of Old Hickory Boulevard, N81°17'52"W, 893.33 feet to a point;

Thence, with a curve concave to the north having a central angle of 90°00'00", a radius of 30.00 feet and a chord of N36°17'52"W, 42.43 feet for an arc length of 47.12 feet to a point in the easterly line of Lot No. 1, Hickory Villa Estates of record in Plat Book 5800, Page 269, R.O.D.C.;

Thence, with said Lot No. 1, N08°42'08"E, 345.00 feet to an iron pin;

Thence, with the easterly line of Hickory View Apartments of record in plat Book 5190, page 506, R.O.D.C., N48°58'52"e, 988.42 feet to an iron pin;

Thence, N05°15'20"E, 119.67 feet to an iron pin in the southerly margin of Hickory View Drive;

Thence, with said margin, S84°32'12"E, 293.24 feet to a point;

Thence, with a curve concave to the south having a central angle of 93°21'47", a radius of 25.00 feet and a chord of S37°51'19"E, 36.38 feet for an arc length of 40.74 feet to a point in the westerly margin of Hickory Plaza Drive;

Thence, with said margin, S08°49'35"W, 1215.21 feet to a point;

Thence, with a curve concave to the west having a central angle of 89°52'33", a radius of 25.00 feet and a chord of S53°45'51"W, 35.32 feet for an arc length of 39.22 feet to the point of beginning, containing 871,326 square feet or 20.00 acres, more or less.

Being the same property conveyed to Turtle Creek Apartments, Ltd. by Deed of record in Book 6820, page 586, Register's Office for Davidson County, Tennessee.