QUITCLAIM DEED

Instr:200002010010377 Page: 1 OF 3
REC'D FOR REC 02/01/2000 12:19:56PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER (S) AS FOLLOWS
PARCEL NUMBERS

Turtle Creek, LLC

818 West Brooks Avenue

North Las Vegas, Nevada 89030

SEND TAX BILLS TO

Same

MAP

161/169

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Turtle Creek Apartments Joint Venture,** a California general partnership, (hereinafter referred to as Grantor), by these presents does hereby quitclaim, transfer and convey unto **Turtle Creek, LLC,** a Nevada limited liability company, (hereinafter referred to as Grantee), their successors and assigns, all of Grantor's right, title and interest in and to 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;

TOGETHER, with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee and Grantee's Heirs/Successors and Assigns, forever.

Witness my hand this 18th day of January, 2000.

Turtle Creek Apartments Joint Venture,
a California general partnership,

By: Real Property Services Corp.,
a Delaware corporation, general partner

By: Patricia M Green
Patricia M. Green, vice president

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Patricia M. Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the vice president of Real Property Services Corp., a Delaware corporation and who further acknowledged that Real Property Services Corp., is a partner of Turtle Creek Apartments Joint Venture, a California general partnership, and the named Grantor for all purposes within this instrument and who further acknowledged that he is authorized to execute this instrument for the purposes therein contained.

Christopher B. Jordan
Notary Public

My commission expires September 20, 2003

STATE OF NEVADA
COUNTY OF CLARK

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me, this the 18th day of January, 2000

Patricia M Green
Affiant

Christopher B. Jordan
Notary Public

My commission expires: September 20, 2003

CHRISTOPHER B. JORDAN
Notary Public - Nevada
No. 99-58505-1
My appt. exp. Sept. 20, 2003

This document prepared by:
R. Patrick Parker
631 Second Avenue South, Suite 1R
Nashville, Tennessee 37210

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 Joint Venture by Deed of record in Instrument being recorded simultaneously herewith.