THIS INSTRUMENT PREPARED BY:
Darlene T. Marsh, Esq.
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Map: 043-11-0
Parcel: 190.00

Address New Owner /
Send Tax Bills to:

NATIONAL HOMES TRUST XII, INC.
12400 WILSHIRE BLVD., STE 1450
LOS ANGELES, CA 90025

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDQC
Recvd: 12/27/01 15:49 2pgs
Fees:12.00 Taxes:0.00

20011227-0142811

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTOR, **National Homes Trust, Inc.,** does hereby quitclaim and convey unto **National Homes Trust XII, Inc.,** hereinafter the GRANTEE, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being shown on the Plan of Rio Vista Apartments, as of record in Plat Book 4460, page 144, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southerly right of way of Anderson Lane (or Thornton Road and the westerly right of way of proposed Rio Vista Drive, being the northeast corner of Lot No. 44, Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office of Said County; thence South 27 deg. 53' 00". East 1,478.0 feet to an iron pin in aforementioned proposed R.O.W. of Rio Vista Drive; thence with said proposed R.O.W. South 33 deg. 30' 00" East 370.6 feet to an iron pin; thence Southern 60 deg. 15' 00" West 582.5 feet to an iron pin; thence North 33 deg. 30' 00" West 240.0 feet to an iron pin; thence North 84 deg. 20' 00" West 394.00 feet to an iron pin being the southwest corner of this tract and the southeast corner of Lot No. 59 of Archwood Acres, Section I, as of record in Book 2133, page 120, Register's Office of said County; thence with the easterly property line of said Lot No. 59 North 5 deg. 01' 40" East 220.00 feet to an iron pin being the northeast corner of said Lot No. 59 and being in the southerly R.O.W. of Roosevelt Avenue; thence with said R.O.W. South 84 deg. 58' 20" East 62.1 feet to an iron pin; thence North 2 deg. 01' 30" East 50.07 feet to an iron pin being in the northerly R.O.W. of Roosevelt Avenue; thence North 84 deg. 58' 20" West 59.5 feet with the northerly R.O.W. of said Avenue to an iron pin being the southeast corner of Lot No. 58 of said Archwood Acres, Section I; thence with the easterly property line of said Lot No. 58 North 05 deg. 01' 40" East 200.0 feet to a concrete monument being the northeast corner of said Lot No. 58; thence North 50 deg. 01' 30" East 68.69 feet to a concrete monument; thence with the easterly property lines of Lots No. 57, 56, 55 and 54 of said Archwood Acres, Section I, North 2 deg. 01' 30" East 509.00 feet to a concrete monument; thence North 26 deg. 28' 00" West 363.00 feet to an iron pin; thence North 67 deg. 50' 00" East 190.05 feet to an iron pin being the southeast corner of Lot No. 44 of said Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office of said County; thence North 2 deg. 01' 30" East 247.94 feet with the easterly property line of said Lot No. 44 to the point of beginning, containing 21.28 acres, more or less.

Being the same property conveyed to NATIONAL HOMES TRUST, INC., A DISTRICT OF COLUMBIA N/P CORP. by Warranty Deed from RIO VISTA APARTMENTS, LTD., A TENNESSEE LIMITED PARTNERSHIP, of record in INSTRUMENT NO. 199912220306281, Register's Office for DAVIDSON County, Tennessee.

This is improved property, known as **Rio Vista Homes, Nashville,** Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 11th day of December, 2001.

National Homes Trust, Inc.

By: _____
DAVID MELTZER

Title: VICE PRESIDENT

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public of said state and county mentioned, David Meltzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of National Homes Trust, the within named bargainor, a corporation, and that such president or officer as such National Homes Trust, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as National Homes Trust.

~~Witness my hand and seal, at office~~, this 11th day of December, 2001.

JULIE ANN MARTIN
Commission # 1203208
Notary Public California
Los Angeles County
My Comm. Expires Nov 27, 2002

_____
Notary Public

My Commission Expires:

11/27/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me this

27th day of December, 2001.

_____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 05-30-2004.

QUITCLAI.WPD