Box 21-B

Davidson County DEEDQC
Recvd: 02/23/04 16:07 3pgs
Fees:17.00 Taxes:0.00
20040223-0020543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2004.

Notary Public
My commission expires: January 29, 2005

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Parcel No.
Alan F. Bachrach Family Limited Partnership #3 P.O. Box 50701 Nashville, TN 37205	Same	85-4 / 42

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN T. DOWNER, SR., and wife, HELEN F. DOWNER (collectively, "GRANTOR") have bargained and sold, and by these presents do hereby quitclaim, transfer and convey unto ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #3, a Tennessee limited partnership ("GRANTEE") all of their interest in and to that real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 3308 Lebanon Road, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of February, 2004.

John T. Downer, Sr.

Helen F. Downer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named JOHN T. DOWNER, SR., the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 20th day of February, 2004.

Joe Vaulx Crockett III
Notary Public
My Commission Expires:

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named HELEN F. DOWNER, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this the 20th day of February, 2004.

Joe Vaulx Crockett III
Notary Public
My Commission Expires:

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

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PROPERTY DESCRIPTION
Dawn Villa Apartments

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing P.K. nail, said P.K. nail being approximately 400 feet southwest of the westerly right-of-way line of Hickory Hill Lane, at the intersection of the westerly property line of the property of Ellis H. Marshall, as of record in Deed Book 11335, Page 241, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Lebanon Pike, width varies;

Thence with the northerly right-of-way line of Lebanon Pike along a curve to the right, with an arc length of 153.84 feet, the radius of which is 1860.00 feet, the central angle of which is 04 Deg 44 Min 21 Sec, the chord of which is South 54 Deg 12 Min 21 Sec West, 153.80 feet to an iron rod set in the easterly property line of the property of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, as of record in Deed Instrument Number 20031105-0162340, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Lebanon Pike with the easterly property line of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, North 32 Deg 08 Min 08 Sec West, 211.05 feet to an iron rod set at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed Book 7332, Page 812, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Emmanuel Evangelical Lutheran Church, North 55 Deg 17 Min 11 Sec East, 100.00 feet to a P.K. nail set;

Thence North 49 Deg 41 Min 11 Sec East, 225.80 feet to an iron rod set;

Thence South 40 Deg 29 Min 19 Sec East, 50.42 feet to an existing railroad spike at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed Book 10223, Page 468, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Emmanuel Evangelical Lutheran Church, South 39 Deg 32 Min 24 Sec East, 46.59 feet to an iron rod set at a corner common with the property of said Ellis H. Marshall;

Thence with the northerly property line of Ellis H. Marshall, South 50 Deg 49 Min 50 Sec West, 199.67 feet to a P.K. nail set;

Thence with the westerly property line of Ellis H. Marshall, South 39 Deg 23 Min 08 Sec East, 118.26 feet to the POINT OF BEGINNING.

Containing 48,568 Square Feet (1.115 Acres more or less).

Being the same property conveyed to John Thomas Downer, Sr., and wife, Helen Downer, by deed of record in Book 4454, page 276, Register's Office for Davidson County, Tennessee, and thereafter conveyed to Alan F. Bachrach Family Limited Partnership #3 by Limited Warranty Deed recorded contemporaneously herewith.

The foregoing property description is derived from a survey of Dawn Villa Apartments dated February 19, 2004, by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Job No. 04043-LKM.
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EXHIBIT A