Davidson County DEEDQC
Recvd: 03/15/04 15:02 5pgs
Fees:27.00 Taxes:0.00
20040315-0029462

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Nashville Enclave Apartments, L.P. 10255 Richmond Avenue, Suite 300 Houston, TX 77042	Same	Map 117-3 Parcel 32

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FORREST HILLS, LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **NASHVILLE ENCLAVE APARTMENTS, L.P.**, a Texas limited partnership (the "Grantee"), and Grantee's successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 12th day of March, 2004.

FORREST HILLS, LLC,
a Tennessee limited liability company

By: _____
John R. Grace, Secretary/Treasurer

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary/Treasurer of FORREST HILLS, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary/Treasurer.

WITNESS my hand, at office, this 12th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: STELLA M. McDANIEL Notary Public, Davidson Co., TN My Comm. Expires Nov. 27, 2004

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
12th day of March, 2004.

Notary Public

My Commission Expires: STELLA M. McDANIEL Notary Public, Davidson Co., TN My Comm. Expires Nov. 27, 2004

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

EXHIBIT A

Legal Description

TRACT I

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

Commencing at a point at the intersection of the northerly right-of-way line of Cedar Lane, 60 feet in width, and the northerly right-of-way line of Interstate 440 ramp, width varies;

Thence leaving the northerly right-of-way line of Cedar Lane with the northerly right-of-way line of Interstate 440 ramp, North 19 deg 38 min 06 sec West, 46.07 feet to an existing concrete monument;

Thence North 10 deg 39 min 49 sec East, 179.57 feet to an existing concrete monument ant the True Point Of Beginning, said monument being located at Northing: 652,787.07; Easting: 1,730,898.34; on the State Plane Coordinate System NAD-83 (1995);

Thence with the northerly right-of-way line of Interstate 440 ramp, North 82 deg 48 min 42 sec West, 382.86 feet to an existing concrete monument, at a corner common with the easterly right-of-way line of Twenty-First Avenue South (Hillsboro Road), width varies;

Thence leaving the northerly right-of-way line of Interstate 440 ramp, with the easterly right-of-way line of Twenty-First Avenue South (Hillsboro Road), North 09 deg 47 min 17 sec West, 108.87 feet to an existing concrete monument;

Thence North 21 deg 32 min 43 sec East, 150.26 feet to an iron rod set;

Thence North 27 deg 45 min 19 sec East, 266.59 feet to an existing iron rod;

Thence leaving the easterly right-of-way line of Twenty-First Avenue South (Hillsboro Road), with the southerly property line of Independent Insurance Agents of Tennessee, Inc., as of record in Deed Book 8694, Page 1, at the Register's Office for Davidson County, Tennessee, South 82 deg 40 min 42 sec East, 613.94 feet to an existing iron pipe, at a corner common with the property of Martin J. Burns, Jr., Et Ux, as of record in Deed Book 4607, Page 974, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Martin J. Burns, Jr., Et Ux, South 06 deg 11 min 26 sec West, 346.21 feet to an existing iron rod, at a corner common with the Site Plan of Bonnie Blair, as of record in Plat Book 6900, Page 380, at the Register's Office for Davidson County, Tennessee, also being in the northerly property line of Hoyt G. Hill, Jr., Et Ux, as of record in Instrument Number: 19991209-0301573, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Hoyt G. Hill, Jr., Et Ux, North 85 deg 10 min 08 sec West, 175.50 feet to an existing iron rod, at a corner common with Lot 20 of the Resubdivision of Lot 15 on the Map of Richard M. Atkinson's Subdivision, as of record in Plat Book 974, Page 50, at the Register's Office for Davidson County, Tennessee, no owner of record found for this property, Metro Mapping shows this property as being part of Tax Map 117-03, Parcel 32;

Thence with the westerly property line of said Lot 20, South 10 deg 00 min 49 sec West, 130.81 feet to an existing iron rod, at a corner common with the property of Leo Rippy, Jr., as of record in Deed Book 10754, Page 845, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Leo Rippy, Jr., North 84 deg 41 min 20 sec West, 74.75 feet to an iron rod set;

Thence with the westerly property line of Leo Rippy, Jr., South 15 deg 39 min 42 sec West, 11.75 feet to an existing iron rod;

Thence with a severance line through the property of Forrest Hills, LLC, as of record in Instrument Number: 20000630-0065406, at the Register's Office for Davidson County, Tennessee, North 82 deg 38 min 32 sec West, 77.99 feet to the Point Of Beginning. Containing 320,641 square feet or 7.361 acres more or less.

Being the same property conveyed to Forrest Hills, LLC, as of record in Instrument Number: 20000630-0065406, at the Register's Office for Davidson County, Tennessee.

TRACT II

The following TRACT II is quitclaimed unto Trustee, and is subject to such limitations, restrictions, and encumbrances as may affect said TRACT II.

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

Commencing at an existing iron rod in the northerly right-of-way line of Cedar Lane, 60 feet in width, at a corner common with Lot 6 of the Resubdivision of Lot Number 15 on the Map of Richard M. Atkinson's Subdivision, as of record in Plat Book 974, Page 50, at the Register's Office for Davidson County, Tennessee, also being the property of Forrest Hills, LLC, as of record in Instrument Number 20000630-0065406, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Cedar Lane with the easterly property line of said Lot 6, North 10 deg 53 min 00 sec East, 225.70 feet to a point in the easterly property line of Forrest Hills, LLC, as of record in Instrument Number 20000630-0065406, at the Register's Office for Davidson County, Tennessee to the True Point Of Beginning;

Thence with the easterly property line of Forrest Hills, LLC, North 10 deg 53 min 00 sec East, 10.43 feet to an iron rod set;

Thence with the southerly property line of Forrest Hills, LLC, South 84 deg 41 min 20 sec West, 74.75 feet to an existing iron rod, at a corner common with Lot 20 of said Resubdivision of Lot 15 on the Map of Richard M. Atkinson's Subdivision, no owner of record found, according to Metro Mapping this property is part of Tax Map 117-03, Parcel 32;

Thence with the westerly property line of said Lot 20, South 10 deg 00 min 49 sec West, 11.94 feet to a point;

Thence with a severance line through the property of Leo Rippy, Jr., as of record in Deed Book 10754, Page 845, at the Register's Office for Davidson County, Tennessee, North 83 deg 31 min 01 sec West, 74.80 feet to the Point Of Beginning. Containing 0.02 acres more or less.

Being part of the same property conveyed to Leo Rippy, Jr., as of record in Deed Book 10754, Page 845, at the Register's Office for Davidson County, Tennessee.