316
F.A.

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.244.0020

TRUSTEE QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel:
Norman W. Ginsberg 2200 21st Avenue, North 210 Kinnard Building Nashville, TN 37212-4929	c/o Frank Ghertner Ghertner & Company 413 7th Avenue, South P.O. Box 24520 Nashville, TN 37202	147-4-169.00

FOR AND IN CONSIDERATION, but for no monetary amount, and in order to deed out property out to two certain beneficiaries of the real property described in Exhibit "A" (the "Property"), the receipt of which consideration is hereby acknowledged, I, Frank Ghertner, acting as Managing General Partner of Holly Hills Apartments Partnership, hereinafter called the "Grantor", the title owner of the Property described on Exhibit A, attached hereto, pursuant to the General Partnership Agreement, in order to quitclaim to such beneficiaries named below their undivided interests in the property of said General Partnership Agreement, by these presents does hereby:

QUITCLAIM AND CONVEY unto Norman W. Ginsberg and J. Kenneth Jacobs, hereinafter called the "Grantees", their successors, heirs and assigns, to each of them an undivided Twenty (20%) Percent interest in and to the Property, being a certain tract of land located in Davidson County, Tennessee, including any and all contract rights and obligations of the partnership pursuant thereto, and Norman W. Ginsberg and J. Kenneth Jacobs accept same. Said Property is described as follows:

See Exhibit A, attached and incorporated by reference.

Davidson County DEEDQC
Recvd: 11/11/04 10:33 5pgs
Fees:27.00 Taxes:0.00
20041111-0135791

Said Property is conveyed subject to such limitations, restrictions and encumbrances that may affect the premises. This is improved Property known as 4700 Humber Drive, Nashville, Tennessee, 37211.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of October 2004.

GRANTOR:

Holly Hills Apartments Partnership
by its Managing General Partner
Frank F. Ghertner

GRANTEES:

Norman W. Ginsberg

J. Kenneth Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank F. Ghertner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of Holly Hills Apartments Partnership, the within-named bargainor, a Tennessee general partnership, and that he as such authorized general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as such authorized Managing General Partner.

WITNESS my hand and seal in the aforesaid State and County this 28th day of October 2004.

NOTARY PUBLIC

My Commission Expires:

3/1/05



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named NORMAN W. GINSBERG, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained by signing his name.

WITNESS my hand and seal in the aforesaid State and County this 27th day of October 2004.

NOTARY PUBLIC

My Commission Expires:

3/12/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named J. KENNETH JACOBS, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained by signing his name.

WITNESS my hand and seal in the aforesaid State and County this 30th day of October 2004.

NOTARY PUBLIC

My Commission Expires:

3/12/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 3RD day of November 2004.

NOTARY PUBLIC

My Commission Expires:

July 29, 2006

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit A

Property Description

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of E.F. Hagewood, Sr. Home Tract, of record in Plat Book 4175, page 29, in the Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey prepared by James G. Terry, RLS No. 2287, H & H Land Surveying, Inc., dated October 28, 2004, under Job No. 96-058, as follows:

Beginning at a point where the West boundary of Hillbrook Subdivision, Section 5, intersects the South right-of-way margin of Harding Place; thence with the said West boundary of Hillbrook Subdivision, Section 5, S31°53'40"E, 243.23 feet to an iron pin; thence S63°20'00"E, 124.00 feet to an iron pin; thence S3°03'20"W, 112.56 feet to a concrete monument; thence S31°54'40"E, 39.65 feet to an iron pin; thence S33°17'00"E, 31.72 feet to an iron pin, said iron pin being where the South right-of-way margin of Richbriar Road intersects the heretofore said West boundary of Hillbrook Subdivision, Section 5; thence continuing with said West boundary S32°25'18"E, 168.77 feet to an iron pin; thence N89°13'42"W, 77.13 feet to a concrete monument; thence S4°52'14"W, 164.89 feet to a concrete monument, said monument being in the North margin of Wallace Road; thence with said North margin of Wallace Road N88°00'00"W, 470.28 feet to the beginning of a curve to the right, said curve having a radius of 25.00 feet; thence with said curve for a distance of 39.27 feet to the point of tangency, said point being in the East margin of Humber Drive N2°00'00"E, 93.00 feet to the beginning of a curve to the left, said curve having a radius of 275.00 feet; thence with a curve for a distance of 251.02 feet to the beginning of a curve to the right, said curve having a radius of 235.02 feet; thence with said curve for a distance of 102.56 feet to a point; thence N24°10'00"W, 95.70 feet to the beginning of a curve to the right having a radius of 25.00 feet; thence with said curve for a distance of 39.27 feet to a point in the South right-of-way margin of Harding Place; thence with said South margin N65°50'00"E, 446.26 feet to the point of beginning and containing an area of 351,055 square feet or 8.059 acres.

Being the same property conveyed to Holly Hills Joint Venture by Special Warranty Deed from Willis J. Reynolds, Trustee of record in Book 7942, Page 275, Register's Office for Davidson County, Tennessee; the said Holly Hills Joint Venture having converted to a limited liability company named Holly Hills Apartments LLC by Articles of Conversion of record in Book 9873, Page 936, said Register's Office; and the said Holly Hills Apartments LLC having merged into Holly Hills Apartments Partnership by Certificate of Merger of record as Instrument No. 19991229-0308242, said Register's Office.