THIS INSTRUMENT PREPARED BY:
Stokes, Bartholomew Evans & Petree, P.A. (CBR)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Cumberland Apartments, LLC
Cumberland Penthouses, LLC
1717 Penn Avenue, Suite 5006
Pittsburgh, Pennsylvania 15221-2695
Attention: John T. McKinney

SEND TAX BILL TO:
Same

Davidson County DEEDQC
Recvd: 04/05/05 12:09 4 pg
Fees:22.00 Taxes:0.00
20050405-0037080

MAP-PARCEL
Map 93-6-1
Parcels 76 and 77

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASHVILLE APARTMENTS ASSOCIATES, L.L.C.**, a Delaware limited liability company (the "Grantor"), does hereby quitclaim and convey unto **CUMBERLAND APARTMENTS, LLC**, a Tennessee limited liability company, and **CUMBERLAND PENTHOUSES, LLC**, a Tennessee limited liability company, as tenants in common (hereinafter, collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 555 Church Street, Nashville, Tennessee 37219.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 5th day of April, 2005.

NASHVILLE APARTMENTS ASSOCIATES, L.L.C.

By: Nashville Apartments Holdings, L.L.C., its Manager

By:_____
Anthony D. Giarratana,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Anthony D. Giarratana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Nashville Apartments Holdings, L.L.C., a Tennessee limited liability company, the Manager of NASHVILLE APARTMENTS ASSOCIATES, L.L.C., a Delaware limited liability company, the maker of the foregoing instrument, and is authorized by the maker, as the Chief Manager of its Manager, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of April, 2005.

Brandy K. Pirk
Notary Public

My Commission Expires:
11-25-06

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

279469.1/832.33

STATE OF TENNESSEE
~~COMMONWEALTH OF PENNSYLVANIA~~)
COUNTY OF ~~ALLEGHENY~~ DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 4th day of April, 2005.

Notary Public

My Commission Expires: 11-25-06

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

279469.1/832.33

EXHIBIT A

Property Description

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Church Street and Sixth Avenue North (formerly High Street) being Lot 1 as shown on the Consolidation Plat of 555 Church Street as of record in Book 8250, Page 512, R.O.D.C. and being more particularly described as follows:

Beginning at a Lead Plug (0) at the point of intersection of the southerly right-of-way line of Church Street and the easterly right-of-way line of Sixth Avenue North;

THENCE, with said southerly right-of-way line N 62° 51' 42" E, 96.37 feet to a Lead Plug (0) at the point of intersection with the centerline of Alley No. 62, closed by Metropolitan Council Bill No. 092-444;

THENCE, with said centerline S 26° 47' 33" E, 254.27 feet to a Lead Plug (0) in Alley No. 61, closed by said Bill No. 92-444;

THENCE, with said Alley S 63° 19' 23" W, 96.50 feet to a Lead Plug (0) in the easterly right-of-way line of Sixth Avenue North;

THENCE, with said right-of-way line N 26° 45' 45" W, 253.50 feet to the point of beginning;

Containing 24,483 square feet or 0.56 Acre more or less.

Being the same property conveyed to Nashville Apartments Associates, L.L.C., a Delaware limited liability company, by deed of record in Book 10081, Page 895, said Register's Office.