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

Davidson County DEEDQC
Recvd: 04/05/05 12:13 5 pg
Fees:27.00 Taxes:0.00
20050405-0037083

ADDRESS NEW OWNER:
Cumberland Penthouses, LLC
201 Fourth Avenue North, Suite 1100
Nashville, Tennessee 37219

SEND TAX BILL TO:
Same

MAP-PARCEL
Part of 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, **CUMBERLAND APARTMENTS, LLC**, a Tennessee limited liability company, and **CUMBERLAND PENTHOUSES, LLC**, a Tennessee limited liability company, as tenants in common (hereinafter collectively, the "Grantors"), do hereby quitclaim and convey unto **CUMBERLAND PENTHOUSES, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of Grantors' rights, 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 located at 555 Church Street, Nashville, Tennessee 37219.

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

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

CUMBERLAND APARTMENTS, LLC

By: MP Realty Management, Inc.
Its: Manager

By: Jay C. Baker
Title: Vice President

CUMBERLAND PENTHOUSES, LLC

By: MP Realty Management, Inc.
Its: Managing Member

By: Jay C. Baker
Title: Vice President

279523.2/832.33

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jay C. Baker, 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 Vice President of MP REALTY MANAGEMENT, INC., a Pennsylvania corporation, the Manager of CUMBERLAND APARTMENTS, LLC, a Tennessee limited liability company, a maker of the foregoing instrument, and is authorized by such maker, as the Vice President of the Manager, to execute this instrument on behalf of such maker.

Witness my hand, at office, this 2nd day of April, 2005.

Deborah L Rusonis
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah L. Rusonis, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Apr. 26, 2005
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jay C Baker, 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 Vice President of MP REALTY MANAGEMENT, INC., a Pennsylvania corporation, the Managing Member of CUMBERLAND PENTHOUSES, LLC, a Tennessee limited liability company, a maker of the foregoing instrument, and is authorized by such maker as the Vice President of the Managing Member, to execute this instrument on behalf of such maker.

Witness my hand, at office, this 2nd day of April, 2005.

Deborah L Rusonis
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah L. Rusonis, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Apr. 26, 2005
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COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

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

AFFIANT

Subscribed and sworn to before me
this 2nd day of April, 2005.

Notary Public

My Commission Expires:_____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah L. Rusonis, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Apr. 26, 2005
Member, Pennsylvania Association of Notaries

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EXHIBIT A

Property Description

Real property in Davidson County, Tennessee, being the following Unit Nos. FU-2100; FU-2101; FU-2102; FU-2103; FU-2104; FU-2105; FU-2106; FU-2107; FU-2108; FU-2109; FU-2110; FU-2200; FU-2201; FU-2202; FU-2203; FU-2204; FU-2205; FU-2206; FU-2207; FU-2300; FU-2301; FU-2302; FU-2303; FU-2304; FU-2305; FU-2306; FU-2307; FU-2308; FU-2400; FU-2401; FU-2402; FU-2403; and FU-2404, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed.

Being part of the same property conveyed to Cumberland Apartments, LLC, a Tennessee limited liability company, and Cumberland Penthouses, LLC, a Tennessee limited liability company, by Special Warranty Deed dated _____, 2005 from Nashville Apartments Associates, L.L.C., a Delaware limited liability company, of record as Instrument No. 20050405-0037079, Register's Office for Davidson County, Tennessee.