Davidson County DEEDQC
Recvd: 04/20/05 16:01 3 pgs
Fees:17.00 Taxes:0.00
20050420-0044174

This instrument prepared by:
Dan L. Heller, Esq.
King & Spalding LLP
191 Peachtree Street
Atlanta, Georgia 30303-1763

After recording, return to:
Old Republic National
Title Insurance Company
Attention: Devereaux Cannon
201 4th Avenue North, Suite 150
Nashville, Tennessee 37219-2011

ADDRESS NEW OWNER:
Bennie-Dillon Development
Company, LLC
c/o Anthony D. Giarratana
201 Fourth Avenue North, Suite 1100
Nashville, Tennessee 37219

SEND TAX BILL TO:
Same

MAP-PARCEL:
Map 93-5-2
Parcel No. 13

QUITCLAIM DEED

Know all men by these presents, that POST-AMERUS BENNIE DILLON, L.P., a Georgia limited partnership, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged does hereby bargain, sell, remise, release, quitclaim and convey unto BENNIE-DILLON DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company, the following described real estate located in Davidson County, State of Tennessee, to wit:

SEE EXHIBIT "A"

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR:

POST-AMERUS BENNIE DILLON, L.P.

By: POST APARTMENT HOMES, L.P.,
a Georgia limited partnership, its
General Partner

By: Post GP Holdings, Inc., a Georgia
corporation, its sole general partner

By: Sherry W. Cohen
Name: Sherry W. Cohen
Title: Executive Vice President
[CORPORATE SEAL]

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherry W. Cohen, with whom I am personally acquainted and who, upon oath, acknowledged him/herself to be the Executive VP of Post GP Holdings, Inc., a Georgia corporation, sole general partner of Post Apartment Homes, L.P., a Georgia limited partnership, general partner of POST-AMERUS BENNIE DILLON, L.P., a Georgia limited partnership, and that She is authorized by Post-Amerus Bennie Dillon, L.P. to execute this instrument of on behalf of Post-Amerus Bennie Dillon, L.P.

WITNESS my hand and Official Seal as of this 15th day of April, 2005.

My Commission expires:

Dayna W. Boone
NOTARY PUBLIC

DAYNA W. BOONE NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA NOV. 21, 2008

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, ~~for this~~ transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2005.

Linda J. Boggess
Notary Public

My Commission Expires:
3-25-06

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

EXHIBIT "A"

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Seventh Avenue North and Church Street being more particularly described as follows:

BEGINNING at the point of intersection of the westerly margin of Seventh Avenue North and the northerly margin of Church Street;

THENCE, with the margin of Church Street, S 62° 21' 06" W, 62.26 feet to a point;

THENCE, leaving said margin with the east line of Church Street Investors of record in Book 5948, page 41, R.O.D.C., N 27° 24' 33" W, 148.06 feet to a point in the south line of Michael Shmerling & Co., LLC, of record in Instrument No. 2000032931530, R.O.D.C.;

THENCE, with said Shmerling, N 62° 40' 25" E, 62.40 feet to a point in the west margin of Seventh Avenue North;

THENCE, with sid margin, S 27° 21' 15" E, 147.71 feet to the Point of Beginning.

Containing 9,218 square feet or 0.21 acres.

Being the same property conveyed to POST-AMERUS BENNIE DILLON, L.P., a Georgia limited partnership, by Special Warranty Deed of record in Book 11477, Page 79, Register's Office for Davidson County, Tennessee.