Davidson County DEEDQC
Recvd: 05/05/05 11:32 4 pgs
Fees:22.00 Taxes:0.00
20050505-0050643

THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 24197** **File Box 9B**	STATE OF TEXAS) COUNTY OF DALLAS) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29th day of April, 2005. Notary Public My Commission Expires: July 25, 2006 ALICE D. BUETO MY COMMISSION EXPIRES July 25, 2006

QUITCLAIM DEED

Address New Owner: Parc at Metro Center, Limited Partnership 400 North St. Paul Street, Ste 1300 Dallas, TX 75201	Send Tax Bills To: NEW OWNER	Tax Information: Map 81-4 Part of Parcel 236

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, TRANSCONTINENTAL REALTY INVESTORS, INC., a Nevada corporation ("Grantor") does hereby quitclaim, transfer and convey unto PARC AT METRO CENTER, LIMITED PARTNERSHIP, a Tennessee limited partnership, its successors and assigns all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2005.

TRANSCONTINENTAL REALTY INVESTORS, INC.

BY: Mark A. Bracy

TITLE: Ex. V. P.

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mark W. Branigan, the bargainor, 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 Executive Vice President of Transcontinental Realty Investors, Inc., a Nevada corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 29th day of April, 2005.

Alice D. Bueto
Notary Public

My Commission Expires: July 25, 2006

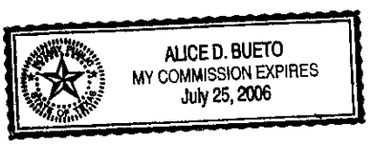


Exhibit "A"
Legal Description

Land lying in Nashville, Davidson County, Tennessee, being part of lot number 23C of the Metrocenter Resubdivision of Tract 23C and Tract 23F of record in Instrument Number 20000921-0094035 Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Alan Cummings, T.R.L.S. No. 2351, Crawford Land Surveyors, P.C. dated August 18, 2004, last revised May 3, 2005, as follows:

Beginning at an iron pin (new) lying in the northerly Right of Way of Dominican Drive(60'Right of Way), having a Tennessee State Plane Coordinate of N-675873.8234 E-1732134.0170, being a common corner of the Curt Hahn property of record in deed book 9701, page 478, Register's Office for Davidson County, Tennessee;

Thence, leaving said Right of Way and along or near the Easterly line of the Curt Hahn property for the next (5) five calls:

Thence, North 32 degrees 33 minutes 04 seconds West, a distance of 53.20 feet to an iron pin (old);

Thence, North 58 degrees 10 minutes 34 seconds West for a distance of 152.43 feet to an iron pin (old);

Thence, North 15 degrees 50 minutes 12 seconds West a distance of 175.41 feet to an iron pin (old);

Thence, North 61 degrees 46 minutes 43 seconds West a distance of 172.56 feet to an iron pin (new);

Thence, South 74 degrees 09 minutes 48 seconds West passing an iron pin (old) at 128.00 feet, 250.21 feet in all to an iron pin (new);

Thence, along or near the Easterly line of Williams Communications Inc. of record in Instrument No. 20000929-96718, Register's Office for Davidson County, Tennessee. North 10 degrees 55 minutes 08 seconds West a distance of 518.31 feet to a point;

Thence, along or near the Phase Line of Phase I and Phase II, North 86 degrees 34 minutes 44 seconds East, a distance of 405.73 feet to a point;

Thence, continuing with said phase line, North 52 degrees 49 minutes 00 seconds East for a distance of 53.73 feet to a point lying in the westerly Right of Way of Athens Way (60' R.O.W.);

Thence, South 49 degrees 56 minutes 13 seconds East, for a distance of 238.61 feet to a concrete monument (old);

Thence, along a curve to the right, having a delta of 34 degrees 33 minutes 12 seconds, a tangent of 223.93, a radius of 720.00 feet, and a chord bearing and distance of South 32 degrees 39 minutes 37 second East a distance of 427.66 feet to a concrete monument (old);

Thence, South 15 degrees 23 minutes 02 seconds East, a distance of 251.37 feet to a concrete monument (old);

Thence, along a curve to the right, having a delta of 89 degrees 35 minutes 40 seconds, a tangent of 49.65, a radius of 50.00 feet, and a chord bearing and distance of South 29 degrees 24 minutes 36 second West for a distance of 70.46 feet to an iron pin (new) lying in the northerly Right of way of Dominican Drive (60' R.O.W.);

Thence, with the southerly Right of Way of Dominican Drive , South 74 degrees 12 minutes 13 seconds West, a distance of 204.06 feet to the Point of Beginning.

Containing 449,520 Square Feet or 10.32 Acres, more or less.

Being the same property conveyed to Transcontinental Realty Investors, Inc., a Nevada corporation, by quitclaim deed from American Realty Trust, Inc., a Georgia corporation, of record in Instrument No. 20050207-0014186, Register's Office for Davidson County, Tennessee.