Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HG Lexington, LLC and Lexington Gardens Associates, LLC 999 Waterside Drive, Suite 2300 Norfolk, Virginia 23510	Tax ID # 128-4-A/8 Property Address: 510 Old Hickory Blvd. Nashville, TN 37209	HG Lexington, LLC and Lexington Gardens Associates, LLC 999 Waterside Drive, Suite 2300 Norfolk, Virginia 23510
This instrument prepared by: Martha L. Hylton, Esq., Gallagher, Evelius & Jones LLP 218 N. Charles Street, Suite 400, Baltimore, Maryland 21201		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **LEXINGTON OWNERS LLC**, a Delaware limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **HG LEXINGTON, LLC**, a Virginia limited liability company, an undivided 25% interest and **LEXINGTON GARDENS ASSOCIATES, LLC,** a Delaware limited liability company, an undivided 75% interest, as tenants in common (collectively, "Grantee"), and their successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as the Lexington Apartments located at 510 Old Hickory Boulevard, Nashville, Tennessee 37209.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 08/19/05 14:01 4 pgs
Fees:22.00 Taxes:0.00
20050819-0099138

IN WITNESS WHEREOF, the Grantor has executed this Deed effective as of the 19th day of August, 2005.

LEXINGTON OWNERS LLC,
a Delaware limited liability company

By: DV Shelter Holdings, LLC,
its Managing Member

By: Shelter Development, LLC,
its Managing Member

By: _____
Marilynn K. Duker
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Pamela B. Hampton
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19 DAY OF Aug 20 05
Deputy Register

STATE OF MARYLAND
CITY OF BALTIMORE

The actual consideration for this transfer is $0.00.

Shelter Development LLC
_____
Affiant President

Subscribed and sworn to before me this 16th day of August, 2005.

_____
Notary Public

My Commission Expires: Nov. 24, 2008

STATE OF MARYLAND)
) ss:
CITY OF BALTIMORE)

On this 16th day of August, 2005, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Marilynn K. Duker, who acknowledged herself to be the President and authorized representative of Shelter Development, LLC, a Maryland limited liability company and Managing Member of DV Shelter Holdings, LLC, a Maryland limited liability company and Managing Member of LEXINGTON OWNERS LLC, a Delaware limited liability company, and that she, being authorized to do so, executed the foregoing and annexed instrument as President and on behalf of LEXINGTON OWNERS LLC, one of the parties to the foregoing and annexed instrument, as its free act and deed for the uses and purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

PATRICIA L. SHROPE
Notary Public - Maryland
Baltimore City County
My Commission Expires Nov 24, 2008
[Notarial Seal]

_____
Notary Public
My commission expires: 11-24-08

EXHIBIT A TO DEED

LEGAL DESCRIPTION

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1 on the Final Plat of The Lexington, Phase I, (formerly Williamsburg Village), of record in Plat Book 7900, Page 895, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron rod (o) with cap stamped #3050, on the easterly right-of-way line of Old Hickory Boulevard, (right-of-way width varies), said rod being the southwest property corner of Mary C. Lewis of record in Deed Book 10316, Page 788, R.O.D.C., Tennessee. Said iron rod being 1,565 feet, more or less, from the south right-of-way line of Tolbert Road; thence,

1. Leaving the right-of-way line of Old Hickory Boulevard and with the southerly property line of Lewis, South 84 degrees 52 minutes 56 seconds East, 261.16 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
2. South 01 degrees 30 minutes 21 seconds East, 95.89 feet to a 5/8 inch iron rod (o) with no cap; thence,
3. South 89 degrees 53 minutes 53 seconds East, 340.20 feet to an iron rod (o) with no cap, the northwest corner of The Lexington, Phase II, of Record in Plat Book 9700, Page 404, R.O.D.C., Tennessee; thence,
4. With the westerly property line of said Phase II, South 00 degrees 13 minutes 44 seconds West, 219.73 feet to an iron rod (o) with cap stamped GreshamSmith; thence,
5. South 40 degrees 36 minutes 11 seconds West, 536.19 feet to an iron rod (o) with cap stamped GreshamSmith; thence,
6. South 00 degrees 40 minutes 26 seconds East, 292.69 feet to an iron rod (o) with cap stamped GreshamSmith. Said rod is the northeasterly property corner of Lot 2, on the Final Plat of The Lexington, Phase I, of record in Plat Book 7900, Page 895, (R.O.D.C.), Tennessee; thence,
7. With the northerly property line of said Lot 2, South 89 degrees 19 minutes 36 seconds West, 80.14 feet to an iron rod (o) with cap stamped GreshamSmith, the northwest property corner of said Lot 2; thence,
8. With the westerly property line of said Lot 2, South 19 degrees 07 minutes 21 seconds West, 79.88 feet to an iron rod (o) with cap stamped GreshamSmith, the southwest property corner of said Lot 2; thence,
9. With the southerly property line of said Lot 2 and with a 466.84-foot radius curve to the left, for an arc length of 110.28 feet, an interior angle of 13 degrees 32 minutes 05 seconds and a chord bearing and distance of South 77 degrees 39 minutes 17 seconds East, 110.02 feet to a P.K. Nail (o) in a concrete walk, the westerly property line of The Lexington, Phase II; thence,
10. Leaving said Lot 2 and continuing with said Phase II, South 00 degrees 40 minutes 26 seconds East, 130.05 feet to a ½ inch iron rod (o) with no cap; thence,
11. South 89 degrees 19 minutes 48 seconds West, 233.96 feet to a ½ inch iron rod (o) with no cap; thence,

12. South 00 degrees 38 minutes 15 seconds East, 372.95 feet to a ½ inch iron rod (o) with no cap; thence,
13. Leaving said The Lexington, Phase II and with the northerly property line of Alice Ann Anderson of Record in Deed Book 7543, Page 913, R.O.D.C., Tennessee South 89 degrees 10 minutes 31 seconds West, 384.16 feet to an iron rod (o) with cap stamped #3050, the easterly right-of-way line of Old Hickory Boulevard; thence,
14. With said right-of-way line, North 26 degrees 22 minutes 33 seconds West, 17.48 feet to a state right-of-way monument (o); thence,
15. North 04 degrees 36 minutes 06 seconds West, 96.88 feet to a state right-of-way monument (o); thence,
16. North 38 degrees 09 minutes 34 seconds West, 113.36 feet to an iron rod (o) with cap stamped #3050; thence,
17. With a 1392.39-foot radius curve to the right, for an arc length of 588.84 feet, an interior angle of 24 degrees 13 minutes 49 seconds and a chord bearing and distance of North 07 degrees 45 minutes 31 seconds East, 584.46 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
18. North 22 degrees 09 minutes 04 seconds East, 158.48 feet to an inch iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
19. North 22 degrees 55 minutes 30 seconds East, 599.58 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
20. North 22 degrees 01 minutes 00 seconds East, 41.34 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
21. South 67 degrees 21 minutes 22 seconds East, 3.00 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
22. North 22 degrees 39 minutes 15 seconds East, 10.00 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
23. North 67 degrees 21 minutes 22 seconds West, 3.00 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
24. North 22 degrees 01 minutes 00 seconds East, 105.39 feet to an iron rod (n) with cap stamped Ragan-Smith & Associates; thence,
25. With a 1677.02-foot radius curve to the left, for an arc length of 27.30 feet, an interior angle of 00 degrees 55 minutes 58 seconds and a chord bearing and distance of North 19 degrees 51 minutes 50 seconds East, 27.30 feet to the Point of Beginning and containing 947,518 square feet or 21.75 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to HG Lexington, LLC, an undivided 25% interest and Lexington Gardens Associates, LLC, an undivided 75% interest, by deed recorded at Instrument No. 20050819.0099136, Register's Office for Davidson County, Tennessee.