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/9, 10 and 11 Property Address: 512 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, **DUNHILL 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 Dunhill Village Apartments located at 512 Old Hickory Boulevard, Nashville, Tennessee 37209.

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

[SIGNATURES ON NEXT PAGE]

Davidson County DEEDQC
Recvd: 08/19/05 14:02 6 pgs
Fees:32.00 Taxes:0.00
20050819-0099139

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

DUNHILL 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 DUNHILL 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 DUNHILL 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 Comm. Expires Nov. 24, 2008
[Notarial Seal]

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

EXHIBIT A TO DEED

LEGAL DESCRIPTION

TRACT ONE

Being Lot 2 of Phase I, THE LEXINGTON, of record in Plat Book 7900, page 895, and being more particularly described as follows:

Beginning at the TRUE POINT OF BEGINNING, said point being an iron rod found in the easterly boundary of LEXINGTON OWNERS LLC., of record in INST. No. 20021220-157848, and being the northeast corner of the herein described tract;

Thence, with Phase II, THE LEXINGTON, of record in Plat Book 7900, page 404, South 00 degrees 54 minutes 15 seconds West, a distance of 100.40 feet, to an iron rod found;

Thence, with a Private Drive, as shown on the said Plat of THE LEXINGTON, Phase I, with a curve to the right, said curve having an arc length of 110.51 feet, with a radius of 466.84 feet, with a chord of North 77 degrees 29 minutes 47 seconds West, a distance of 110.25 feet, to an iron rod found,

Thence, with the said LEXINGTON OWNERS LLC., property as follows:

North 19 degrees 03 minutes 15 seconds West, a distance of 79.86 feet, to an iron rod found;

Thence, North 89 degrees 15 minutes 30 seconds West, a distance of 79.99 feet to the TRUE POINT OF BEGINNING. Containing 0.20 acres, more or less.

TRACT TWO

Being Phase II, THE LEXINGTON, of record in Plat Book 7900, page 404, and being more particularly described as follows:

Beginning at the TRUE POINT OF BEGINNING, said point being an iron rod found in the easterly boundary of LEXINGTON OWNERS LLC., of record in INST. No. 20021220-157848, and being the northwest corner of the herein described tract;

Thence, with THE MARY C. LEWIS property, of record in Deed Book 10316, page 788, as follows:

North 89 degrees 57 minutes 53 seconds East, a distance of 187.65 feet, to an iron rod found;

Thence, North 86 degrees 47 minutes 12 seconds East, a distance of 424.37 feet, to an iron rod found;

Thence, with Phase III, of the said THE LEXINGTON, South 19 degrees 24 minutes 11 seconds West, a distance of 1633.77 feet, to an iron rod found;

Thence, with the north line of Phase VI, WILLIAMSBURG VILLAGE, of record in Plat Book 6250, page 437, and the north line of ALICE ANN ANDERSON, of record in Deed Book 7543, page 913 South 89 degrees 13 minutes 15 seconds West, a distance of 640.29 feet, to an iron rod found;

Thence, with the said LEXINGTON OWNERS LLC., as follows:

North 00 degrees 42 minutes 50 seconds West, a distance of 373.01 feet, to an iron rod found;

Thence, North 89 degrees 14 minutes 51 seconds East, a distance of 233.95 feet, to an iron rod found;

Thence, North 00 degrees 40 minutes 56 seconds West, a distance of 129.52 feet, to an iron rod found;

Thence, with Lot 2, of THE LEXINGTON, of record in Plat Book 7900, page 895, North 00 degrees 54 minutes 15 seconds West, a distance of 100.40 feet, to an iron rod found;

Thence, with Lot 1, of THE LEXINGTON, as follows:

North 00 degrees 43 minutes 03 seconds West, a distance of 292.74 feet, to an iron rod found;

Thence, North 40 degrees 32 minutes 38 seconds East, a distance of 536.19 feet, to an iron rod found;

Thence, North 00 degrees 09 minutes 36 seconds East, a distance of 219.65 feet to the TRUE POINT OF BEGINNING. Containing 22.49 acres, more or less.

TRACT THREE

Being Phase III, THE LEXINGTON, of record in Plat Book 7900, page 404, and being more particularly described as follows:

Beginning at the TRUE POINT OF BEGINNING, said point being an iron rod found in the southerly boundary of DOROTHY I. TOLBERT property, of record in Deed Book 7744, page 10, and being a point in the west line of the herein described tract;

Thence, with the said DOROTHY I. TOLBERT property, said follows:

North 01 degrees 32 minutes 39 seconds East, a distance of 318.26 feet, to an iron rod found;

Thence, North 01 degrees 14 minutes 14 seconds West, a distance of 335.70 feet, to an iron rod found;

Thence, with Lot 2 of the JAMES TOLBERT SUBDIVISION, of record in Plat Book 5190, page 516 South 87 degrees 36 minutes 26 seconds East, a distance of 591.31 feet, to an iron rod found;

Thence, with Phase V, WILLIAMSBURG VILLAGE, of record in Plat Book 6250, page 437 as follows:

South 02 degrees 32 minutes 46 seconds East, a distance of 1139.91 feet, to an iron rod found;

Thence, South 18 degrees 31 minutes 24 seconds West, a distance of 877.98 feet, to an iron rod found;

Thence, South 54 degrees 54 minutes 26 seconds West, a distance of 420.06 feet, to an iron found;

Thence, with said Phase V, WILLIAMSBURG VILLAGE, and with Phase VI, of said WILLIAMSBURG VILLAGE South 89 degrees 19 minutes 17 seconds West, a distance of 562.93 feet, to an iron rod found;

Thence, with Phase II, of the said THE LEXINGTON, North 19 degrees 24 minutes 11 seconds East, a distance of 1633.77 feet, to the TRUE POINT OF BEGINNING. Containing 36.15 acres, more or less.

TOGETHER WITH:

(i) Non-exclusive easement for ingress and egress upon, over and through Private Drive "A" as shown on the Plan filed of record in Book 7900, page 895 in the Register's Office for Davidson County, Tennessee, and as referenced in the instrument filed of record in Deed Book 10186, page 464.

(ii) A non-exclusive easement for ingress and egress upon, over and through Private Drive "B" as shown on the Plan filed of record in Book 7900, page 895, in the Register's Office for Davidson County, Tennessee and as described in the instrument filed of record in Deed Book 9530, page 388, in said Register's Office, as affected by instrument filed of record in Deed Book 10268, page 418 in said Register's Office.

(iii) Those non-exclusive easements for public utilities, drainage and water lines as shown on Plan filed of record in Book 7900, page 895, in the Register's Office for Davidson County, Tennessee and on the Plan filed of record in Book 9700, page 404, in the Register's Office for Davidson County, Tennessee.

(iv) Those non-exclusive easements for the purpose of access to and installing and

maintaining pipes and lines for transmission of water from a water storage facility as described in the Declaration of Covenants, Conditions and Restrictions and Reciprocal Easement Agreement filed of record in Book 10268, page 418, in the Register's Office for Davidson County, Tennessee.

(v) Those non-exclusive easements for the purpose of installing and maintaining signs as described in the Sign Easement Agreement filed of record in Book 10300, page 584, in the Register's Office for Davidson County, Tennessee.

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. 20050819.0099137, **Register's Office for said County.**