Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20051116-0138705

This instrument prepared by:
Jack F. King, Jr., Esq.
MILLER & MARTIN PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner:
Murphy Development Co.
813 Northshore Drive
Suite 105
Knoxville, TN 37919

Send Tax Bills To:
New Owner

Map and Parcel No.
Map: 86
Parcel: Portion of 167.00

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, TULIP GROVE APARTMENTS, LP, a Tennessee limited partnership, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto MURPHY DEVELOPMENT, LLC all of its right, title and interest in property located in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto.

This is unimproved property located on Tulip Grove Road, Hermitage, Tennessee.

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, by its duly authorized officer, has executed this instrument on this 14 day of November, 2005.

TULIP GROVE APARTMENTS, LP

By: Floral Apartments, Inc., General Partner

By: _____

Its: President

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STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, Christopher A. Davis a Notary Public in and for said County and State, the within named Paul Murphy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Floral Apartments, Inc., the General Partner of Tulip Grove Apartments, LP, the within named bargainor, a partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of such general partner by himself as President.

WITNESS my hand and official seal at office, this 14th day of November, 2005.

Notary Public
My commission expires: 2-4-07

CHRIS DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this 14th day of November, 2005.

Notary Public

My Commission Expires: 2-4-07

CHRIS DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

EXHIBIT A

(Murphy Development)

PROPERTY DESCRIPTION

Being a tract of land situated in the Second Civil District in Davidson County, Tennessee, said tract being more fully described as follows:

BEGINNING at the centerline intersection of Tulip Grove Road and a stub road as shown on plat entitled, Hermitage Woods - Section Three, as recorded in Plat Book # 5050, Page 109, thence South 16 degrees 44 minutes 28 seconds West, 201.6 feet more or less to an iron pin old in the west right of way of said Tulip Grove Road, said pin also being the southeast corner of Lot # 70, as shown on Hermitage Woods - Section Three plat, said iron pin also being the northeast corner of the Gleaves Family Partnership, L.P. property, as recorded in Book 11220, Page 40875;

THENCE leaving said Tulip Grove Road, North 81 degrees 18 minutes 43 seconds West, 149.80 feet to a concrete monument old, said monument being the southwest corner of said Lot # 70, said monument also being the southeast corner of herein tract described;

THENCE leaving said Lot # 70 and with the north line of said Gleaves Family Partnership property, North 49 degrees 55 minutes 38 seconds West for a distance of 292.94 feet to an iron pin old;

THENCE continuing with said north line of Gleaves Family Partnership, North 58 degrees 59 minutes 25 seconds West for a distance of 310.54 feet to an iron pin new;

THENCE continuing with said north line of Gleaves Family Partnership, North 66 degrees 20 minutes 31 seconds West for a distance of 277.60 feet to an iron pin old;

THENCE continuing with said north line of Gleaves Family Partnership, North 62 degrees 16 minutes 04 seconds West for a distance of 263.98 feet to an iron pin new, said iron pin new being the **TRUE POINT OF BEGINNING FOR THIS DESCRIPTION**;

THENCE continuing with said north line of Gleaves Family Partnership, **North 62 degrees 16 minutes 04 seconds West for a distance of 14.38 ft** to an iron pin old, said pin being the northwest corner of said Gleaves Family Partnership property, said pin also being the northeast corner of The American Housing property, Book 9932, Page 898;

THENCE leaving said north line of Gleaves Family Partnership and with the north line of said American Housing property, **North 62 degrees 17 minutes 02 seconds West for a distance of 286.72 feet** to an iron pin old;

THENCE continuing with said north line of American Housing property, **North 54 degrees 05 minutes 00 seconds West for a distance of 780.99 feet** to an iron pin old, said pin being the northwest corner of said American Housing Property, said pin also being in the east line of the Hermitage Woods Condominiums, said pin also being the southwest corner of said herein tract described;

THENCE leaving said American Housing property and with said East line of said Hermitage Woods Condominiums, **North 08 degrees 06 minutes 02 seconds East for a distance of 122.46 feet** to an iron pin old;

THENCE continuing with said Hermitage Woods Condominiums, **North 08 degrees 01 minutes 49 seconds East for a distance of 332.66 feet** to an iron pin new, said pin being the southwest corner of Lot # 36 of Hermitage Woods - Section Three, as recorded in Plat Book # 5050, Page 109, said pin also being the northwest corner of said herein Tract described;

THENCE leaving said Hermitage Woods Condominiums, and with the south line of said Hermitage Woods - Section Three, **South 71 degrees 16 minutes 41 seconds East for a distance of 131.94 feet** to an iron pin old, said pin also being the southeast corner of Lot # 35, said pin also being in the west right of way of a road stub as shown on plat of said Hermitage Woods - Section Three;

THENCE leaving said Lot # 35 and with said west right of way of said Stub Road and on along a curve to the left having **a radius of 313.80 feet, a delta of 03 degrees 06 minutes 14 seconds, an arc length of 17.00 feet, being subtended by a chord of South 16 degrees 45 minutes 19 seconds West for a distance of 17.00 feet** to an iron pin new;

THENCE with the south line of said road stub right of way, **South 74 degrees 47 minutes 48 seconds East for a distance of 40.00 feet** to an iron pin new in the east right of way of said stub road, said pin also being the southwest corner of Lot # 34;

THENCE leaving said stub road and with the South line of said Hermitage Woods - Section Three, **South 53 degrees 29 minutes 27 seconds East for a distance of 141.50 feet** to an iron pin old, said pin being the southeast corner of Lot # 33, said pin also being the southwest corner of Lot # 32;

THENCE leaving said Lot # 33 and with said South line of said Hermitage Woods - Section Three, **South 54 degrees 38 minutes 30 seconds East for a distance of 67.11 feet** to an iron pin old, said pin being the southeast corner of Lot # 32, said pin also being the southwest corner of Lot # 31;

THENCE leaving said Lot # 32 and with said South line of said Hermitage Woods - Section Three, **South 53 degrees 56 minutes 14 seconds East for a distance of 537.55 feet** to an iron pin old, said pin being in the south line of Lot # 24, said pin also being South 25 degrees 31 minutes 09 seconds West, 135.83 feet from an iron pin old in the south right of way of Rockwood Drive;

THENCE leaving said Lot # 24 and continuing with said South line of said Hermitage Woods - Section Three, **South 71 degrees 05 minutes 19 seconds East for a distance of 279.81 feet** to an iron pin new, said pin being in the south line of Lot # 19 Hermitage Woods Section Three as recorded in PB.5050, Page 109 RODCT,

THENCE leaving the south boundary line of said Lot #19 on a new severance line, **South 05 degrees 13 minutes 29 seconds West 104.62 ft** to an iron pin new;

THENCE continuing along another new severance line, **South 27 degrees 43 minutes 33 seconds West for a distance of 390.16 feet** to the point of beginning; **containing 515,826.14 sq ft or 11.842 acres more or less.**

Being a portion of the property conveyed to Tulip Grove Apartments LP by deed of record as instrument number 20041221-0151721 Registers Office for Davidson County, Tennessee..

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