QUITCLAIM DEED

FROM:
CCP IV Associates, LTD.,
a Texas limited partnership

TO:
AIMCO Knollwood LLC, a Delaware limited liability company

THIS INSTRUMENT PREPARED BY:

Gwendolyn C. Allen, Esq.
Ballard Spahr Andrews & Ingersoll, LLP
1225 17th Street, Suite 2300
Denver, CO 80202

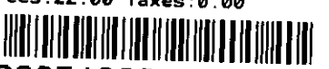
Name and Address of New Owner:

AIMCO Knollwood, LLC.
c/o AIMCO
4582 South Ulster Street Parkway
Denver, CO 80237

Send Tax Bills To:

Same

Davidson County DEEDQC
Recvd: 12/08/05 09:05 4 pgs
Fees:22.00 Taxes:0.00



20051208-0147550

Map and Parcel No.:

Map 142
Parcel 30.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Zero Dollars ($0.00) and other good and valuable consideration, the receipt of which hereby are acknowledged, CCP IV ASSOCIATES, LTD., a Texas limited partnership, (herein "Grantor") does hereby quitclaim and convey unto AIMCO KNOLLWOOD, LLC, a Delaware limited liability company, (herein "Grantee") all right, title and interest in and to the property described on **Exhibit "A"** attached hereto and made a part hereof.

This is improved property known as Knollwood Apartments
865 Bellevue Road
Nashville, TN 37221-2743

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30 day of November, 2005.

[See attached signature page(s)]

[Signature page(s) to Quitclaim Deed]

GRANTOR:

CCP IV ASSOCIATES, LTD.,
a Texas limited partnership,

By: CCP/IV Residential GP, L.L.C., a South Carolina limited liability company, its General Partner,

By: Consolidated Capital Properties IV, a California limited partnership, its Sole Member,

By: ConCap Equities, Inc., a Delaware corporation, its General Partner

By: _____
Name: Patti K. Fielding
Title: Executive Vice President and Treasurer

STATE OF COLORADO)
)
CITY AND COUNTY OF DENVER)

Before me, GAIL D. COALSON a Notary Public of said County and State, personally appeared Patti K. Fielding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive President of ConCap Equities, Inc., a Delaware corporation, the General Partner of Consolidated Capital Properties IV, a California limited partnership, the Sole Member of CCP/IV Residential GP, L.L.C., a South Carolina limited liability company, General Partner of CCP IV ASSOCIATES, LTD., the within named bargainor, a Texas limited partnership, and that she as such officer of the general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as officer of the general partner of the bargainor.

Witness my hand and seal, at Office in Denver, Colorado this 30 day of November, 2005.

GAIL D. COALSON NOTARY PUBLIC STATE OF COLORADO

Gail D. Coalson
Notary Public
My Commission Expires: My Commission Expires 02/17/2008

STATE OF COLORADO)
)
CITY AND COUNTY OF DENVER)

I, Patti K. Fielding, as Executive Vice President of ConCap Equities, Inc., a Delaware corporation, the General Partner of Consolidated Capital Properties IV, a California limited partnership, the Sole Member of CCP/IV Residential GP, L.L.C., a South Carolina limited liability company, General Partner of CCP IV ASSOCIATES, LTD., a Texas limited partnership, the Sole Member of AIMCO Knollwood, LLC the within named Affiant-Grantee, hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant-Grantee:

AIMCO KNOLLWOOD, LLC,
a Delaware limited liability company

By: CCP IV Associates, Ltd.,
a Texas limited partnership,

By: CCP/IV Residential GP, L.L.C., a South Carolina limited liability company,
its General Partner,

By: Consolidated Capital Properties IV,
a California limited partnership,
its Sole Member,

By: ConCap Equities, Inc., a Delaware corporation, its General Partner

By: _____
Name: Patti K. Fielding
Title: Executive Vice President and Treasurer

Subscribed and sworn to before
me this 30 day of September, 2005.

_____
Notary Public
My Commission Expires:
My Commission Expires 02/17/2008

GAIL D. COALSON NOTARY PUBLIC STATE OF COLORADO

Exhibit "A"

All that tract or parcel of land lying and being in the First Civil District (formerly the Ninth Civil District) of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection formed by the southerly right-of-way line of U.S. Highway 70 and the westerly right-of-way line of Bellevue Road; thence running along said westerly right-of-way line South 4 degrees 12 minutes West, 1095.3 feet to a point; thence leaving said westerly right-of-way line and running North 85 degrees 34 minutes 30 seconds West, 1359.60 feet to a point; thence North 3 degrees 28 minutes 20 seconds East, 1034.72 feet to a point; thence South 73 degrees 23 minutes 20 seconds East, 948.20 feet to a point; thence North 16 degrees 46 minutes East, 350.00 feet to a point located on the southerly right-of-way line South 73 degrees 22 minutes East, 379.20 feet to a point and the POINT OF BEGINNING.

Said tract or parcel of land containing 31.12 acres as shown on that boundary survey for Consolidated Capital Properties IV, as prepared by William Edsel Brown (Registered Land Surveyor, #115) of Turner Engineering Company, Inc., Consulting Engineers, Nashville, Tennessee, dated June 2, 1986.

ALSO DESCRIBED AS

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being described according to a survey dated September 6, 1995, and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 95-123, W.O. NO. 4974 and being more particularly described as follows:

Beginning at a point being the intersection of the southerly right-of-way line of the Memphis-Bristol Highway, U.S. 70, (a 80 foot wide road) and the westerly right-of-way line of Bellevue Road, (a 60-foot wide road); thence, 1. with the westerly right-of-way line of Bellevue Road, S 04 deg. 12' 00" W, passing an iron pin set at 68.00 feet and a total distance of 1099.24 feet (S 4 deg. 12' W, 1095.30 feet recorded) to an iron pin set; thence, 2. leaving said westerly right-of-way line and with the north line of lots 76 through 90 as shown on the plan entitled "Doral Country Villa, Section Seven" as recorded in plat Book 5200, page 233, R.O.D.C., Tennessee, N. 85 deg. 33' 29" W, 1347.10 feet (N 85 deg. 34' 30" W, 1359.60 feet recorded) to an existing concrete monument; thence, 3. with the east line of the common area as shown the plan entitled "River Plantation, Section Three" as recorded in plat book 4675, page 104, R.O.D.C., Tennessee, N 03 deg. 23' 54" E, 1035.06 feet (N 3 deg. 28' 20" E, 1034.72 feet recorded) to an existing concrete monument; thence, 4. with the southerly line of the C.M. Jones, et ux property as recorded in deed book 3407, page 448, R.O.D.C., Tennessee, the Forrest B. Ferguson, et ux property as recorded in deed book 3372, page 327, R.O.D.C., Tennessee, the George M. Parrott, et ux property as recorded in deed book 5712, page 987, R.O.D.C., Tennessee, the Jessie B. Cox property as recorded in deed book 6087, page 461, R.O.D.C., Tennessee, the Arthur L. Hatcher, Sr., et ux property as recorded in deed book 6162, page 237, R.O.D.C., Tennessee, the Ralph D. Ferrell et ux property as recorded in deed book 4099, page 87, R.O.D.C, Tennessee & the Shively Limited Partnership property as recorded in deed book 9323, page 1, R.O.D.C., Tennessee, S 73 deg. 23' 20" E, 948.45 feet (S 73 deg. 23' 20" E, 948.20 feet recorded) to an existing concrete monument; thence, 5. with the easterly line of the Shively Limited Partnership property, N 16 deg. 46' 00" E, passing an iron pin set at 338.00 feet and a total distance of 350.00 feet to a point; thence 6. with the southerly right-of-way line of the Memphis-Bristol Highway, S 73 deg. 22' 00" E, 367.75 feet (S 73 deg. 22' E, 379.20 feet recorded) to the point of beginning and containing 1,343,840 square feet or 30.850 acres more or less as calculated by the above courses and distances which were determined within the precision requirements of a class "Urban" ALTA/ASCM Land Title Survey of 1992.

Being the same property conveyed to CCP IV ASSOCIATES, LTD., a Texas limited partnership, by Special Warranty Deed from Consolidated Capital Properties IV, a California limited partnership, of record in Book 8443, page 25, Register's Office for Davidson County, Tennessee.

Together with all rights of the insured in and to that certain reciprocal easement agreement between EES Naubco Associates and JHRD 449 Corp. and John Hancock Mutual Life Insurance Company, of record in Book 4774, page 334, said Register's Office.