QUITCLAIM DEED

FROM: Country Squire Associates, a New York general partnership, Grantor

TO: Country Squire Partners, LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Drive
Nashville, TN 37205

Address New Owner (s) As Follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Number
108 Thompson Lane Nashville, TN 37211	Same	119-10-100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19 day of January, 2007.

Notary Public

My Commission Expires: 11.23.08

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDQC
Recvd: 01/31/07 08:41 3 pgs
Fees:17.00 Taxes:0.00

20070131-0012586

FOR AND IN CONSIDERATION OF the sum of Zero and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, Country Squire Associates, a New York general partnership (the "**Grantor**"), does quitclaim unto Country Squire Partners, LLC, a Delaware limited liability company (the **"Grantee"**), its successors and assigns, all of Grantor's rights, title and interest, if any, in and to a certain tract or parcel of land in County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the **"Property"**).

The Property is improved property known as Country Squire Apartments, 108 Thompson Lane, Nashville, Tennessee.

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

Witness my hand as of the 30th day of January, 2007.

Country Squire Associates
By: Nashville Associates
By: Sachs Investing Co.
By: Sachs Equities Inc.

By: _____

Title: Vice-President

STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

On this 16th day of January, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Marvin Sachs, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

My commission expires:

CHARLES SAPERSTEIN
Notary Public, State of New York
No. 02SA6047913
Qualified in New York County
Commission Expires Sept. 18th, 2011

CHARLES SAPERSTEIN • NOTARY PUBLIC • STATE OF NEW YORK

EXHIBIT A

Property Description

Beginning at an iron pin set on the northerly right of way of Thompson Lane at the southwesterly corner of the "Prescott Place Condominiums" as of record in Plat Book 6200, Page 257, Register's Office for Davidson County Tennessee; thence with aforesaid right of way North 83 degrees 56 minutes 00 seconds West 331.95 feet to an iron pin by others and being the southwesterly corner of the herein described tract; thence leaving said right of way and running North 4 degrees 32 minutes 59 seconds East, 540.22 feet to an Iron Pin set; thence North 3 degrees 40 minutes 00 seconds East 217.80 feet to an Iron Pin set; thence North 7 degrees 00 minutes 00 seconds East, 149.00 feet to an Iron Pin set and being the northwesterly corner of the herein described tract; thence South 37 degrees 40 minutes 00 seconds East, 282.00 feet to an Iron Pin set; thence South 39 degrees 49 minutes 05 seconds East 202.45 feet to an Iron Pin set; thence North 85 degrees 39 minutes 38 seconds East 76.35 feet to an Iron Pin set; thence South 61 degrees 19 minutes 00 seconds East 102.00 feet to an Iron Pin set and being the northeasterly corner of the herein described tract; thence South 5 degrees 45 minutes 00 seconds West 194.50 feet to a Conc. Mon. by others; thence North 80 degrees 51 minutes 38 seconds West 59.98 feet to a Conc. Mon. by others; thence South 5 degrees 16 minutes 38 seconds West 71.32 feet to an Iron Pin by others; thence North 83 degrees 46 minutes 34 seconds West 104.76 feet to a Conc. Mon. by others; thence South 4 degrees 48 minutes 52 seconds West, 274.25 feet to northerly right of way of Thompson Lane and the point of beginning.

Intended to be the same property conveyed to COUNTRY SQUIRE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20070131-0012585, said Register's Office.

This description was obtained from a survey dated November 17, 2006, last revised January 8, 2007 prepared by Patrick S. Coode, Tennessee Registered Surveyor No. 855, whose address is Kohl/The Schneider Corporation, 400 7th Avenue South, Nashville, TN 37203.

Intended to be the same property conveyed to COUNTRY SQUIRE ASSOCIATES, A PARTNERSHIP ORGANIZED UNDER THE LAWS OF THE STATE OF NEW YORK, by deed of record in Book 4673, page 560, said Register's Office.