PREPARED BY & RETURN TO: PERRONE & YOUNG, A
109 WESTPARK DRIVE
BRENTWOOD, TN 3702

This instrument was prepared by Patricia R. Young, Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, TN 37027

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Copperstone Village, LLC 109 Westpark Drive Suite 330 Brentwood, TN 37027	Same	Map/Parcel: 072-10-0-158 Map/Parcel: 072-10-0-144 Map/Parcel: 072-10-0-344 Map/Parcel: 072-10-0116 Map/Parcel: 072-10-0-117 Map/Parcel: 072-10-0-119 Map/Parcel: 072-10-0-118 Map/Parcel: 072-10-0-154

State of Tennessee)
County of Davidson) The actual consideration or value for this transfer, whichever is greater is $0.00.

Affiant

Personally appeared before me, sworn to and subscribed before me this 20th day of March 2007.

My commission expires: 1-30-10

Notary Public

REBECCA L. CAREY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR NO CONSIDERATION and to insure conveyance of the land described on that certain survey made by Richard H. Miller, PLS, Tennessee R.L.S. No. 2570 of John Kohl & Associates, dated March 16, 2007, **Litton Apartments, L.P.,** a Tennessee limited partnership, and **Westside Apartments, Limited Partnership**, a Tennessee limited partnership, (the "Grantors"), do hereby quitclaim and convey unto **Copperstone Apartments, L.P.** (the "Grantee"), a Tennessee limited partnership, its successors and assigns, all of their right, title and interest in and to the described tract or parcel of land in Nashville, Davidson County, State of Tennessee, attached hereto as **Exhibit A**.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 1120 Litton Avenue, Nashville, Davidson County, Tennessee, 37216.

Davidson County DEEDQC
Recvd: 03/23/07 11:02 4 pgs
Fees:22.00 Taxes:0.00
20070323-0035232

IN WITNESS WHEREOF, I have hereunto set my hand on this 20th day of March 2007.

GRANTORS: LITTON APARTMENTS, L.P, a Tennessee limited partnership

By: _____
Walter F. Trent, Managing General Partner

WESTSIDE APARTMENTS, LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
Walter F. Trent, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Walter F. Trent, 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 managing General Partner of **Litton Apartments, L.P.**, a Tennessee limited partnership, the within named bargainor, and that he as Managing General Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Managing General Partner of the partnership.

Witness my hand and seal, at office in Brentwood, Tennessee, this 20th day of March 2007.

_____
NOTARY PUBLIC

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:
6-22-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Walter F. Trent, 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 managing General Partner of **Litton Apartments, L.P.**, a Tennessee limited partnership, the within named bargainor, and that he as Managing General Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Managing General Partner of the partnership.

Witness my hand and seal, at office in Brentwood, Tennessee, this 20th day of March 2007.

_____
NOTARY PUBLIC

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:
6-22-09

EXHIBIT A

[Survey Legal]

Land situated in the First (1st) Civil District of Davidson County, Tennessee and being more particularly bounded and described as follows:

Beginning at a magnetic nail with washer stamped "John Kohl – Schneider" in the northerly right of way line of Delmas Avenue, South 70 degrees 11 minutes 20 seconds East (assumed bearing) along said right of way line 617.00 feet (620 feet by deed) from the centerline of Gallatin Pike and being the southeast corner of Lot 6 in the Map of Eastmoor Place as recorded in Book 547, pages 177 and 178 in the Office of the Register of said Davidson County; thence North 20 degrees 06 minutes 24 seconds East along the west line of said lot a distance of 234.30 feet to a 5/8 inch diameter steel rebar with plastic cap stamped "John Kohl – Schneider Eng" (hereafter referred to as capped rebar) at the northwest corner of said lot; thence North 19 degrees 29 minutes 35 seconds East a distance of 198.51 feet to an iron rod at the southeast corner of Tract 5 as described in a Special Warranty Deed to Westside Apartments, L.P. recorded in Book 7643 pages 954 through 959 in said Register's Office; thence North 69 degrees 32 minutes 57 seconds West along the south line of said Tract 5 a distance of 232.07 feet to the southwest corner of Reserve Parcel "A" as shown on the plat of McDonald's Corporation Subdivision in Book 4885, page 25 in said Register's Office; thence North 20 degrees 21 minutes 56 seconds East along the west line of said Reserve Parcel "A" a distance of 96.95 feet to a concrete monument at the northwest corner thereof; thence North 21 degrees 47 minutes 22 seconds East along a westerly line of land described in a deed to Litton Apartments, L.P. as described in Book 7723, pages 505 and 506 in said Register's Office distance of 139.69 feet to a "capped rebar" at a corner therein (the following four courses continue along the westerly lines of said Litton Apartments, L.P. land); (1) thence North 15 degrees 05 minutes 38 seconds East a distance of 101.66 feet to an iron rod; (2) thence North 75 degrees 23 minutes 23 seconds West a distance of 87.38 feet to a 5/8 inch diameter rebar; (3) thence North 18 degrees 53 minutes 29 seconds East a distance of 120.30 feet to a 1/2 inch diameter rebar; (4) thence South 79 degrees 06 minutes 31 seconds East a distance of 43.98 feet to a 1/2 inch diameter rebar at the southwest corner of Tract 1 in said Westside Apartments, L.P. deed (the following three courses being along the westerly lines of said Tract 1); (1) thence North 12 degrees 13 minutes 51 seconds East a distance of 88.36 feet to a 5/8 inch diameter rebar; (2) thence North 81 degrees 31 minutes 42 seconds West a distance of 92.44 feet to a "capped rebar"; (3) thence North 19 degrees 20 minutes 51 seconds East a distance of 170.02 feet to a "capped rebar" at the northwest corner of said Tract 1 and being in the southerly right of way line of Litton Avenue; thence South 84 degrees 09 minutes 39 seconds East along said southerly right of way line a distance of 470.12 feet to a 1/2 inch diameter rebar at the northeast corner of Tract 4 in said Westside Apartments, L.P. deed; thence South 05 degrees 44 minutes 22 seconds West along the east line of said Tract 4 a distance of 387.65 feet to a "capped rebar" at the southeast corner thereof and being also on the north line of said Litton Apartments, L.P. deed; thence South 69 degrees 55 minutes 47 seconds East along the north line of said Litton Apartments a distance of 13.06 feet to a 1/2 inch diameter rebar at the northeast corner thereof and also being the northwest corner of Lot 25 in the plat of E.B. Rucker's Subdivision as per Book 1130, page 20 in the said Register's Office; thence South 19 degrees 45 minutes 48 seconds West along the westerly line of said E.B. Rucker Subdivision a distance of 587.23 feet to a "capped rebar" on the northerly line of Lot 14 in said Map of Eastmoor Place; thence North 85 degrees 07 minutes 39 seconds West along the north line of said Eastmoor Place a distance of 133.53 feet to a "capped rebar" at the northeast corner of said Lot 6 therein; thence South 20 degrees 06 minutes 24 seconds West along the east line of said Lot

6 a distance of 247.66 feet to the southeast corner thereof; thence North 70 degrees 11 minutes 20 seconds West along the south line of said Lot 6 a distance of 50.00 feet to the beginning point. Containing 8.85 acres, more or less.

Being the same property conveyed to Copperstone Village, LLC, a Tennessee limited liability company by Special Warranty Deed dated March 20, 2007 from Litton Apartments, L.P., a Tennessee limited partnership, of record in Instrument No. 20070323003523O, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Copperstone Village, LLC, a Tennessee limited liability company, by Special Warranty Deed dated March 20, 2007 from Westside Apartments, Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20070323003523 1, Register's Office for Davidson County, Tennessee.