Davidson County DEEDQC
Recvd: 04/03/07 11:32 6 pgs
Fees:32.00 Taxes:0.00
20070403-0039830

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Highland Ridge Realty Co., LLC 81 Pondfield Road, #334 Bronxville, NY 10708	New Owner	Map 51-5 Parcel 2

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRITISH HIGHLAND WIND, L.P., a Tennessee limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby quitclaim and convey to HIGHLAND RIDGE REALTY CO., LLC, a Delaware limited liability company, (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as Highland Ridge Apartments, 721 Due West Avenue, Madison, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2007.

BRITISH HIGHLAND WIND, L.P.

By: FWB INVESTMENTS II, LLC,
General Partner

By: _____
Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JACK F. KING JR, a Notary Public in and for the County and State aforementioned, personally appeared James A Webb III, 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 chief manager of FWB INVESTMENTS II, LLC, the general partner of BRITISH HIGHLAND WIND, L.P., the within named bargainor, a partnership, and that he as such chief manager of FWB INVESTMENTS II, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as chief manager of FWB INVESTMENTS II, LLC, its general partner.

Witness my hand and seal, at office in Nashville, TN, this 29 day of March, 2007.

Notary Public

JACK F. KING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/24/2008

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 29 day of March, 2007.

Notary Public
My Commission Expires: 5/24/2008

JACK F. KING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

3658806_2.DOC

Exhibit "A "

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, FOURTH COUNCIL IMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF DUE WEST AVENUE AND OLD DUE WEST AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON PIN IN THE WESTERLY RIGHT-OF-WAY LINE OF DUE WEST AVENUE, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF PROPERTY CONVEYED TO CHARLES A. & BARBARA H. GILBERT BY DEED OF RECORD IN BOOK 9750, PAGE 298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOLD IRON PIN ALSO BEING NORTHERLY 610.00 FEET, MORE OR LESS, FROM THE CENTER OF OLD DUE WEST AVENUE;

THENCE, WITH SAID RIGHT-OF-WAY THE FOLLOWING CALLS:

S 22° 27' 02" E, 152.50 FEET TO AN IRON PIN,

WITH A CURVE TO THE LEFT 161.74 FEET TO A RIGHT-OF-WAY MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 07° 52' 50', A RADIUS OF 1175.92 FEET, A TANGENT OF 81.00 FEET AND A CHORD OF S 23° 47' 20" E, 161.61 FEET,

S 27° 22' 01" E, 95.38 FEET TO A RIGHT-OF-WAY MONUMENT,
S 38' 08' 34' E, 85.74 FEET TO A RIGHT-OF-WAY MONUMENT,
S 04' 42' 56' E, 97.36 FEET TO A POINT IN THE NORTHERLY MARGIN OF OLD DUE WEST AVENUE;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF OLD DUE WEST AVENUE, S 25° 58' 09" E, 46.44 FEET TO A RIGHT-OF- WAY MONUMENT:

THENCE, CONTINUING WITH SOLD RIGHT-OF-WAY LINE, S 38° 51' 40" W, 120.07 FEET TO A RIGHT-OF-WAY MONUMENT:

THENCE, S 22° 58' 43" W, 108.56 FEET TO A RIGHT-OF-WAY MONUMENT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE S 56° 43' 01" E, 22.20 FEET TO A POINT IN THE CENTERLINE OF OLD DUE WEST AVENUE;

THENCE, WITH SAID CENTERLINE THE FOLLOWING CALLS:

S 33° 16' 59" W, 81.14 FEET TO A POINT,

WITH A CURVE TO THE RIGHT 148.57 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 25° 51' 01", A RADIUS OF 329.29 FEET TO A TANGENT OF 75.57 FEET AND A CHORD OF S 46° 12' 29" W, 147.31 FEET,

S 59° 08' 00" W, 286.64 FEET TO A POINT,

WITH A CURVE TO THE RIGHT 177.05 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 48' 00' 00", A RADIUS OF 211.34 FEET, A TANGENT OF 94.09 FEET AND A CHORD OF S 83° 08' 00" W, 171.92 FEET,

N 72° 51' 56" W, 286.91 FEET TO A POINT;

THENCE, LEAVING SAID CENTERLINE WITH THE EASTERLY LINE OF PROPERTY CONVEYED TO J. T. ALMOND, BY DEED OF RECORD IN BOOK 6675, PAGE 41, R.O.D.C., N 01° 52' 19" W, 366.14 FEET TO A POINT;

THENCE, WITH THE EASTERLY LINE OF PROPERTY CONVEYED TO TERRY W. BURDETTE, ET. UX., BY DEED OF RECORD IN BOOK 5278, PAGE 1, R. O. D. C. , N 00° 42' 41" E, 353.39 FEET TO A POINT;

THENCE, WITH THE EASTERLY LINE OF PROPERTY CONVEYED TO J.D. STEPHENS, ET. UX., BY DEED OF RECORD IN BOOK 4095, PAGE 230, R. O. D. C. , N 34° 07' 11" W, 518.60 FEET TO AN IRON PIN;

THENCE, WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO JOHN T. BURDETTE BY DEED OF RECORD IN BOOK 6603, PAGE 621, R.O.D.C., AND DEBORAH D. MYERS BY DEED OF RECORD IN BOOK 5496, PAGE 122, R. O. D. C. , N 67° 22' 42" E, 510.77 FEET TO AN IRON PIN;

THENCE, WITH THE WESTERLY LINE OF PROPERTY CONVEYED TO SAID MYERS, W.E. JONES BY DEED OF RECORD IN BOOK 3208, PAGE 30, R. O. D. C. , FRED L. HOWELL BY DEED OF RECORD IN BOOK 3376, PAGE 419, RO.D.C., AND CHARLES A. & BARBARA H. GILBERT BY DEED OF RECORD IN BOOK 9750, PAGE 298, R. O. D. C. , S 22° 25' 55" E, 500.72 FEET TO AN IRON PIN;

THENCE, WITH THE SOUTHERLY LINE OF SAID GILBERT PROPERTY, N 67° 04' 55" E, 400.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,013,527 SQUARE FEET OR 23.27 ACRES, MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO BRITISH HIGHLAND WIND, L.P., A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED FROM BRI OP LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP OF RECORD IN BOOK 11684, PAGE 484 AND BY QUITCLAIM DEED FROM BRI OP LIMITED PARTNERSHIP OF RECORD IN BOOK 11684, PAGE 480, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.