Davidson County DEEDQC
Recvd: 10/30/08 15:30 4 pgs
Fees:22.00 Taxes:0.00
20081030-0108471

THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN, PATTERSON & AKINS** **2000 Richard Jones Road** **Suite 103** **Nashville, TN 37215** **(615) 383-4429** **File Box 9B-GEM**	STATE OF TEXAS) COUNTY OF DALLAS) The ~~actual~~ consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11th day of September, 2008. Alice D. Bueto Notary Public My Commission Expires: 7-25-2010

ALICE D. BUETO
MY COMMISSION EXPIRES
July 25, 2010

QUITCLAIM DEED

Address New Owner: Transcontinental Realty Investors, Inc. 1800 Valley View Lane, Suite 300 Dallas, TX 75234	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No. 08104022600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, AMERICAN REALTY TRUST, INC., a Georgia corporation (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto TRANSCONTINENTAL REALTY INVESTORS, INC., a Nevada corporation, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property.

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 has executed this instrument on this 11th day of September, 2008.

AMERICAN REALTY TRUST, INC., a Georgia corporation

By: _____
Daniel J. Moos, President

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Daniel J. Moos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of American Realty Trust, Inc., a Georgia corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Dallas, Texas, this the 11th day of September, 2008.

ALICE D. BUETO
MY COMMISSION EXPIRES
July 25, 2010

Alice D. Bueto
Notary Public

My Commission Expires: 7-25-2010

Exhibit "A"

Being a tract of land situated in the 1st Civil District of Davidson County, Tennessee, South of Ponder Place, North of Dominican Drive, West of and adjacent to Athens Way, East of and adjacent to North Tenth Avenue, being a portion of Lot 23-C on the Plan of the Metro Center Resubdivision of Tract 23-C and 23-F recorded as Instrument No. 20000921-0094035, Register's Office for Davidson County, Tennessee, and being more fully described according to a survey by Vaughn R. Kuchenbecker, T.R.L.S. No. 2596, dated November 30, 2006, as follows:

Beginning at a new iron pin set in the east right-of-way of Ninth Avenue North, (a 60 foot right-of-way), said pin being the southwest corner of the Villa's at Metro Center L. P. property, (Instrument # 20011126-0130998), said pin also being the northwest corner of the herein tract described, said pin also being located South 16 degrees 24 minutes East for a distance of 359.4 feet from the intersection of the center lines of Tenth Avenue North and Ponder Place;

THENCE leaving said right-of-way and with the south line of said Villa property, **North 73 degrees 59 minutes 25 seconds East for a distance of 381.00 feet** to a new iron pin set;

THENCE continuing with said Villa property and with the south line of the Metro Center's Teachers Apartments , Inc. property, **North 43 degrees 20 minutes 25 seconds East, (being the Basis of Bearings for this description), for a distance of 430.06 feet** to an existing iron pin, (a ½" rebar);

THENCE continuing with said Teachers Apartments property, **North 87 degrees 05 minutes 25 seconds East for a distance of 289.36 feet** to a new iron pin set in the west right-of-way of Athens Way, (a 60 foot right-of-way), said pin being the south east corner of said Teacher's Apartments property, said pin also being the northeast corner of the herein tract described;

THENCE leaving said Teachers Apartments property and with said right-of-way, **on a curve to the left, having a Radius of 600.00 feet, a Delta of 40 degrees 42 minutes 42 seconds, an Arc Length of 426.33 feet and being subtended by a Chord Bearing and Distance of South 29 degrees 43 minutes 20 seconds East, 417.42 feet** to a new iron pin set;

THENCE continuing with said right-of-way, **South 50 degrees 04 minutes 42 seconds East for a distance of 28.83 feet** to a new iron pin set, said pin being the northeast corner of the Parc at Metro Center, L. P. property, (Instrument # 20050505-0050643), said pin also being the southeast corner of the herein tract described;

THENCE leaving said right-of-way and with the north line of said Metro Center property, **South 52 degrees 40 minutes 31 seconds West for a distance of 53.73 feet** to a new iron pin set;

THENCE continuing with the north line of said Metro Center property, **South 86 degrees 26 minutes 15 seconds West for a distance of 405.73 feet** to a new iron pin set in the east line of the Williams Communication, Inc. property, (Instrument # 20000929-0096718), said pin being the northwest corner of said Metro Center property;

THENCE leaving said Metro Center property and with the east line of said Williams property, **North 11 degrees 03 minutes 37 seconds West for a distance of 56.97 feet** to a new iron pin set, said pin being the northeast corner of said Williams property;

THENCE with the north line of said Williams property, **South 78 degrees 44 minutes 27 seconds West for a distance of 693.52 feet** to a new iron pin set in the east right-of-way of said Ninth Avenue North, said pin being the northwest corner of said Williams property, said pin also being the southwest corner of the herein tract described;

THENCE leaving said Williams property and with said right-of-way, **on a curve to the right, having a Radius of 193.26 feet, a Delta of 28 degrees 25 minutes 35 seconds, an Arc Length of 95.88 feet and being subtended by a Chord Bearing and Distance of North 25 degrees 22 minutes 07 seconds West, 94.90 feet** to the point of beginning.

Said tract contains 6.250 Acres, more or less.

All new iron pins set are ½" diameter by 18" long rebar with red caps stamped DBS and Associates.

Being part of the same property conveyed to American Realty Trust, Inc., a Georgia corporation by deed dated March 28, 1999 from SunTrust Banks, Inc., a Georgia corporation of record in Book 11503, page 900, Register's Office for Davidson County, Tennessee.