This Instrument Prepared By:
John A. Gupton, III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20110054224 DEEDQC
Recvd: 09/01/11 12:54 4 pgs
Fees:22.00 Taxes:0.00
20110901-0067881

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
L-A Red Oak Owner, LLC c/o Global State Investments USA 870 Inman Village Parkway, #234 Atlanta, Georgia 30307	Same
Map & Parcel No.: 133-040-053.00, 133-000-044.00, 119-160-094.00	

CONSIDERATION AFFIDAVIT

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Dorothy L Scurlock
AFFIANT

WILLIAM L. ROSENBERG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Subscribed and sworn to before me this 31st day of August, 2011.

William L Rosenberg
NOTARY PUBLIC
My Commission Expires: May 5, 2015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, TWIN OAKS ASSOCIATES, a Tennessee general partnership ("Grantor"), does hereby quitclaim and convey unto L-A RED OAK OWNER, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described as follows (the "Property"):

Land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and by reference made a part thereof.

This is improved property having a street address of 244 Twin Oaks Drive, Nashville Tennessee, and commonly known as Twin Oaks Apartments.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of August, 2011.

TWIN OAKS ASSOCIATES, a Tennessee general partnership

By: _____
Print Name: Willie K. Davis
Its: Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana Page, a Notary Public, Willie K. Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing General Partner of TWIN OAKS ASSOCIATES and he is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, this 28 day of August, 2011.

_____
NOTARY PUBLIC
My Commission Expires: 03/03/15

DANA PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

EXHIBIT A
LEGAL DESCRIPTION PER SURVEY

Land located in the Twenty-seventh Councilmanic District of Davidson County, Tennessee, being Lot 1 on the Consolidation Plat of Lot 1 Revised Twin Oaks, P.B. 5200, page 669, R.O.D.C. and Lot 1, Twin Oaks Phase II, P.B. 9700, PG, 819, R.O.D.C. of record in Instrument Number 20010510-0048697, R.O.D.C. and being more particularly described as follows:

Beginning at an existing 5/8 inch diameter iron rod in the northerly right-of-way of Antioch Pike at the southwesterly corner of C. K. Woodbridge, LLC, A Delaware Limited Liability Company, property of record in Special Warranty Deed Instrument Number 20110706-0051739;

Thence with said right-of-way northwesterly with a curve to the left 518.26 feet to an existing 5/8 inch diameter iron rod the southeasterly corner of Malcolm L. Barrett, Sr. et ux, Rachael S. Barrett, Trustees property of record in Deed book 8512, page 193, R.O.D.C., said curve having a radius of 672.00 feet, chord of 505.51 feet at North 61° 34' 54" West;

Thence North 33° 18' 06" East, 1,100.79 feet to an existing ½ inch diameter iron rod (bent) in the southerly right-of-way of Twin Oaks Drive at the northeasterly corner of Twin Oaks Subdivision of record in Plat Book 7900, Page 70, R.O.D.C.;

Thence with the right-of-way of said Twin Oaks Drive the following three (3) calls and distances:

1. South 85° 34' 34" East, 204.13 feet to an existing ½ inch diameter iron rod;

2. North 04° 24' 23" East, 49.93 feet to an existing ½ inch diameter iron rod;

3. North 85° 22' 55" West, 815.95 feet to an existing ½ inch diameter iron rod at the southeasterly corner of Section Two-Phase One Twin Oaks Subdivision of record in Plat Book 8250, Page 25, R.O.D.C.;

Thence North 04° 58' 02" East, 169.50 feet to an existing 5/8" iron rod with Gresham Smith and Cap the southerly boundary of James C. Pyburn, et ux property of record in Deed Book 10333, Page 163, R.O.D.C.;

Thence with the boundary of said Pyburn property the following two (2) calls and distances:

1. South 84° 09' 21" East, 815.92 feet to an existing ½ inch diameter iron rod at base of old wood fence post;

2. North 04° 45' 54" East, 70.45 feet to an existing concrete right of way monument in the westerly right-of-way of Interstate I-24;

Thence with said westerly right-of-way the following three (3) calls and distances:

1. Southeasterly with a curve to the left 248.61 feet to an existing 5/8" iron rod with Gresham Smith and Partners cap, said curve having a radius of 5,879.58 feet, and a chord of 248.59 feet at South 50° 49' 29" East;

2. South 51° 54' 38" East 91.45 feet to an existing 5/8" iron rod with Gresham Smith and Partners cap;

3. Southeasterly with a curve to the right 1,144.61 feet to an iron rod at the northeasterly corner of Hassan property of record in Deed Book 11356, Page 45, R.O.D.C., said curve having a radius of 6,221.85 feet, and a chord of 1,143.20 feet at South 46° 38' 34" East;

Thence with the boundary of said Eslami Property the following three (3) calls and distances:

1. North 87° 45' 22" West, 289.13 feet to a 5/8" diameter iron rod new with Gresham Smith and Partners cap;

2. South 04° 25' 53" West, 334.04 feet to an existing iron pipe bent;

3. South 08° 05' 13" West, 191.00 feet to an iron rod in the easterly boundary of the C. K. Woodbridge, LLC, A Delaware Limited Liability Company, property of record in Special Warranty Deed Instrument Number 20110706-0051739;

Thence with the boundary of said property the following seven (7) calls and distances:

1. North 09° 55' 33" West, 203.30 feet to an existing 5/8 inch diameter iron rod with Gresham Smith and Partners cap;

2. North 03° 29' 18" East, 362.84 feet to an existing concrete monument with metal disk;

3. North 59° 24' 40" West, 301.95 feet to an existing 5/8 inch diameter iron rod with Gresham Smith and Partners cap;

4. South 87° 34' 45" West, 533.00 feet to a 5/8" diameter iron rod new with Gresham Smith and Partners cap passing at 526.89 feet an existing ½" diameter iron rod with Ragan Smith cap;

5. South 03° 07' 13" West, 176.01 feet to an existing concrete monument with metal disk;

6. South 28° 49' 52" West, 160.69 feet to an existing ½" diameter iron rod with cap;

7. South 36° 58' 22" West, 412.13 feet to the beginning.

Containing 25.45 acres, more or less, and being property conveyed to Twin Oaks Associates by deed from The Glen, LTD., of record in Book 8149, page 737, in the Register's Office for Davidson County, Tennessee and by deed from Glen Associates of record in Book 11479, page 236, in said Register's Office.