BILL GARRETT, Davidson County
Trans:T20120013591 DEEDQC
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Fees:22.00 Taxes:0.00
20120224-0016119

QUITCLAIM DEED

FROM:

Apollo Apartments, a Tennessee limited partnership, Grantor

TO:

The Park at Richards Road Apartments, L.P., a Tennessee limited partnership, Grantee

This instrument was prepared by:

Warren H. Wild, Jr.
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

Address New Owner:

The Park at Richards Road Apartments, L.P., a Tennessee limited partnership
c/o First Cumberland Properties, Inc.
5020 Harpeth Drive
Brentwood, Tennessee 37027

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

Same

Map-Parcel Number:

148-0-147

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration for this transfer is One and No/100 Dollars ($1.00).

Affiant

Sworn to and subscribed before me, this 21st day of February, 2012.

Deborah A. Hughes
Notary Public

My Commission Expires: May 5, 2015

DEBORAH A. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MAY 5, 2015

06969N:110251:918769:2:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, Apollo Apartments, a Tennessee limited partnership ("Grantor"), does quitclaim unto The Park at Richards Road Apartments, L.P., a Tennessee limited partnership("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Lot 1 of the Resubdivision Lots 1 & 2 & Part Reserve Parcel 79, Cummings Park, as of record in Plat Book 4300, Page 164, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set, at the intersection of the northerly right-of-way line of Richards Road, 55 feet in width, and the easterly right-of-way line of Cummings Park Drive, 60 feet in width, said iron rod set being located at Northing: 632,512.47; Easting: 1,767,254.78; on the State Plane Coordinate System NAD-83 (2007);

Thence leaving the northerly right-of-way line of Richards Road, with the easterly right-of-way line of Cummings Park Drive, with a curve to the right, along an arc length of 47.13 feet, the central angle of which is 90 deg 00 min 27 sec, the radius of which is 30.00 feet, the chord of which is North 39 deg 15 min 52 sec West, 42.43 feet to an iron rod set;

Thence North 05 deg 44 min 23 sec East, 838.00 feet to an existing iron rod, at a corner common with Lot 3, Section Four, Antioch Business Park, as of record in Plat Book 7900, Page 683, at the Register's Office for Davidson County, Tennessee, also being the property of First Industrial, L.P., as of record in Deed Book 11704, Page 123, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Cummings Park Drive with the southerly property line of said Lot 3, South 84 deg 11 min 49 sec East, 655.90 feet to an existing iron rod in the westerly right-of-way line of CSX Transportation Railroad, 95 feet in width;

Thence with the westerly right-of-way line of CSX Transportation Railroad, South 19 deg 12 min 40 sec East, 956.39 feet to an iron rod set in the northerly right-of-way line of Richards Road;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad, with the northerly right-of-way line of Richards Road, North 84 deg 16 min 06 sec West, 1029.34 feet to the POINT OF BEGINNING. Containing 743,792 square feet or 17.075 acres more or less.

Being the same property conveyed to APOLLO APARTMENTS, A TENNESSEE LIMITED PARTNERSHIP, by deed from THOMAS L. CUMMINGS, JR. AND WIFE, ANN JAMES, of record in Book 4592, page 180, said Register's Office.

The Property is improved property known as 850 Richards Road, Nashville, Tennessee.

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

Witness my hand this 9th day of ~~December, 2011~~ January 2012.

[Signature Page Follows]

SIGNATURE PAGE TO QUITCLAIM DEED

Apollo Apartments, a Tennessee limited partnership

By: _____
Robert A. Keenan, General Partner

STATE OF TENNESSEE)
Williamson)
COUNTY OF ~~DAVIDSON~~)

Before me, Patty Whitehead, a Notary Public of said County and State, personally appeared Robert A. Keenan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Apollo Apartments, the within named bargainor, a Tennessee limited partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 9th day of ~~December~~ January, 2012.

_____
Notary Public

My Commission Expires: 7-3-12

PATTY WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12