BOOK 5847 PAGE 687

FROM: Nashboro West Associates, a Tennessee limited partnership
TO: Krupp Realty Fund, Ltd. - II, a Massachusetts limited partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Krupp Realty Fund, Ltd. - II 15 Broad Street Boston, MA 02108	(Same)	2D-246 98 135; 284

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,100,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of January, 1982.

Notary Public

My Comm. Expires: 9/21/85

SPECIAL WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Nashboro West Associates, a Tennessee limited partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Krupp Realty Fund, Ltd. - II hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described according to a survey of Joe C. McConnell, dated November 6, 1981, as follows:

Being a parcel of land located in the 2nd Civil District of Davidson County, Tennessee; and being further described as follows:

Beginning at the centerline intersection of Murfreesboro Road and Nashboro Blvd.; thence with the centerline of Murfreesboro Road N 29°- 17'-03" W - 1426.68 feet to a point; thence N 60°-42'-57" E - 50.00 feet to an iron pin situated in the easterly margin of said Murfreesboro Road; said iron pin being the point of beginning of the herein described tract; said iron pin also being the most northwesterly corner of the Gerald B. Fowler etux property as recorded in Book 4221, Page 538, Register's Office for Davidson County, Tennessee (RODC,Tn.); thence with the said margin of Murfreesboro Road, N 29°-17'-03" W - 291.90 feet to a concrete monument; said monument being the southwest corner of the Annie Elizabeth Carver property as recorded in Book 3343, page 411, RODC, Tn.; thence leaving the said margin of Murfreesboro Road and with Annie Elizabeth Carver's southerly line N 60°-52'-37" E - 832.15 feet to an iron pin; thence with the easterly line of Annie Elizabeth Carver N 29°-02'-31" W - 103.83 feet to an iron pin; said iron pin being situated in the southerly line of the Scott W. Carver property as recorded in Book 4323, Page 336, RODC, Tn.; thence leaving the Annie Elizabeth Carver property and with the Scott W. Carver southerly line N 60°-50'-39" E - 68.07 feet to an iron pin; said pin being situated in the southerly line of the Robert G. Exum etux property as recorded in Book 4013, page 596, RODC, Tn.; thence leaving the said Scott W. Carver property and with the said southerly line of Exum S 85°-01'-44" E - 744.09 feet to an iron pin; said iron pin being a common corner of the Nashboro Village Assoc. property as recorded in Book 4764, Page 312 RODC, Tn.; (Tract #5 - Nashboro Village) and the 2154 Trading Corporation property as of record in Book 4981, page 414, RODC, Tn. (Tract #4 - Phase #1, Nashboro Village); thence with the westerly line of

the 2154 Trading Corp. property S 02°-34'-25" W - 1127.53 feet to an iron pin; said iron pin being situated in the westerly property line of Tract #4 - Phase 2 of Nashboro Village (also owned by the said 2154 Trading Corp. and recorded in the same Book 4981, page 414, RODC, Tn.) said iron pin also being the northeast corner of the Dale Properties property as recorded in Book 4674, page 11, RODC, Tn; thence with the northerly line of Dale Properties N 84°-36'43" W - 570.36 feet to an iron pin; said iron pin being the southeast corner of the Elizabeth Carver property as recorded in Book 2993, page 1, RODC, Tn.; thence leaving the Dale Properties property and with Elizabeth Carver's easterly line N 05°-29'-46" W - 129.29 feet to an iron pin; said iron pin being situated in the southerly line of the aformentioned Gerald B. Fowler etux property; thence leaving Elizabeth Carver's property and with Fowler's southerly line S 84°-58'-32" E - 50.80 feet to an iron pin; thence with Fowler's easterly line N 04°-50'-38" W - 180.00 feet to an iron pin; thence with Fowler's northerly line N 85°-15'-00" W - 724.10 feet to an iron pin; thence S 60°-42'-57" W - 20.00 feet to the point of beginning of the herein described tract. Containing 25.21 acres, more or less.

Being the same property conveyed to Nashboro West Associates, a Tennessee limited partnership, by deed from J. Reid Horne, Jr. and Robert A. Kent, of record in Book 4776, page 290, Register's Office for Davidson County, Tennessee.

Also being the same property described in the Plan of Nashboro West-Subdivision of record in Book 4675, page 35, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Deed of Trust executed by Nashboro West Associates, a limited partnership existing under laws of the State of Tennessee, to W. Emmett Marston, Trustee, of record in Book 4995, page 447, said Register's Office, dated February 9, 1976, to secure to Gordon A. Taylor, Churchill G. Carey, Eugene L. Amber, J. C. Tyler, Jr., John D. Uible and John H. Rogers, not individually, but as Trustees of Guardian Mortgage Investors, a Massachusetts Business Trust, etc. an indebtedness in the amount of $2,900,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

By assignment of note and deed of trust dated February 6, 1976, of record in Book 4995, page 460, said Register's Office, said deed of trust was assigned to Metropolitan Life Insurance Company.

2. Financing Statement and assignment filed February 9, 1976, showing Nashboro West Associates, a Limited Partnership, as Debtor and Trustees of Guardian Mortgage Investor, Assignor and Metropolitan Life Insurance Company, Assignee, as Secured Party, No. D35405, of record in Book 4995, page 467, said Register's Office, to secure an indebtedness in the amount of $2,900,000.00.

3. Financing Statement under the Uniform Commercial Code by Nashboro West Associates, a limited partnership as Debtor and Trustees of Guradian Mortgage Investors as Secured Party, filed in the Office of the Secrtary of State under No. TT 7817.

4. Lease Agreement dated August 1, 1974, of record in Book 4940, page 556, said Register's Office, between Nashboro West, Landlord and Home Coin Laundries, Tenant. Said lease ran for a period of five years from the above date, with option of renewal for an additional five year period granted therein.

By Subordination Agreement dated January 26, 1976, of record in Book 4995, page 465, said Register's Office, said lease was subordinated to a deed of trust of record in Book 4995, page 447, Register's Office for Davidson County, Tennessee.

5. Lease Agreement dated January 14, 1976, of record in Book 4998, page 911, said Register's Office, between Nashboro West Apartments, Landlord and Home Coin Laundries, Tenant. Said lease ran for a period of five years from the above date, with option of renewal for an additional five year period granted therein.

6. Easement conveyed to Colonial Pipeline Company by Provie G. Pirtle for a pipe line right of way with the right to construct, maintain, inspect, operate, protect, replace, repair, change the size of and remove a pipe line for the transportation of liquids and/or gases upon and along a route to be selected by Grantee, of record in Book 3616, page 527, Register's Office for Davidson County, Tennessee, as depicted on survey of Middle Tennessee Land Surveying Corp., dated March 31, 1975, as recertified January 9, 1976, together with possible right to install multiple and additional lines from time to time, together with possible rights of access and maintenance, specific reference to said instrument being here made for the pertinent data, relating to the rights and interest therein contained.

7. Easement for T.V.A. of record in Book 1280, page 222, Register's Office for Davidson County, Tennessee, as depicted on survey of Middle Tennessee Land Surveying Corp., dated March 31, 1975, as recertified January 9, 1976.

8. Sanitary Sewers and/or storm drainage easement conveyed by deed from Phillip C. Herr, II and John N. Potts to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 14, 1980, of record in Book 5631, page 254, Register's Office for Davidson County, Tennessee.

9. Sanitary Sewers and/or Storm drainage easement conveyed by deed from Phillip C. Herr, II and John N. Potts to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 14, 1980, of record in Book 5631, page 308, Register's Office for Davidson County, Tennessee.

10. The Plan of record in Book 4675, page 35, said Register's Office, shows an Owner's Certificate and various minimum building setback lines and easements, to which plan reference is here made for the location and dimensions.

11. Rights of apartment tenants in actual possession of all or any part of the premises.

We do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTORS. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of ~~January~~ February, 1982.

NASHBORO WEST ASSOCIATES,
a Tennessee limited partnership

BY: _____
Phillip C. Herr, II,
General Partner

BY: _____
John H. Potts,
General Partner

G 7 8 2 2 8

BOOK 5847 PAGE 690

IDENTIF. REFERENCE

STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

FEB 1 3 20 PM '82

FELIX Z. HARRISON II REGISTER
DAVIDSON COUNTY, TENN.

Before me, MARGARET W. HERR, A Notary Public, within and for the State and County aforesaid, personally appeared JOHN H. POTTS with whom I am personally acquainted and who upon his oath acknowledged himself to be a general partner of Nashboro West Associates, the within named bargainor, a partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such general partner.

Witness my hand and official seal at office at Philadelphia, Pennsylvania, on this 29th day of January, 1982.

Margaret W. Herr
NOTARY PUBLIC

MARGARET W. HERR
NOTARY PUBLIC
My Commission Expires Jan. 7, 1983

My Commission Expires: Jan. 7, 1983

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Hilary P. Haley, a Notary Public within and for the State and County aforesaid, personally appeared PHILIP C. HERR, II with whom I am personally acquainted and who upon his oath acknowledged himself to be a general partner of Nashboro West Associates, the within named bargainor, a partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such general partner.

Witness my hand and official seal at office at Nashville, Tennessee, on this 1st day of February 1982.

Hilary P. Haley
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4/21/85

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5847 PAGE 691

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
02/01/82	CO	5,100,000.00	13260.00 CO TX .50 PRFEE 12.00 MOFEE CHECK 13272.50- .00 BAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78228

IDENTIFICATION REFERENCE

FEB 1 3 20 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 865311