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81207

IDENTIF. TREFERENCE

DEC 21 10 34 AM '90

FELIX Z. MISCHTIEGER
DAVIDSON COUNTY TN.

THIS DOCUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street, Suite 105
First American Center
Nashville, TN 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Starwood Properties One, L.P., a Tennessee limited partnership	KRUPP MORTGAGE COMPANY Limited Partnership	Map 149; Parcels 285 & 286
1617 HAYES STREET	470 Atlantic AVE.	
NASHVILLE, TN. 37203	BOSTON, MA. 02210	

1257 12/21 0101 03CHECK 18862.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 Dollars ($10.00), Cash in hand paid by Starwood Properties One, L.P., a Tennessee limited partnership, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, New West Federal Savings and Loan Association, a federal savings and loan association, has this day bargained and sold, and does hereby transfer and convey unto the said Starwood Properties One, L.P., a Tennessee limited partnership, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

(See Exhibit "A" attached hereto and incorporated herein by reference.)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is $5,710,000.00.

Subscribed and sworn to before me this the 20th day of December, 1990.

Affiant

Notary Public

CAROLYN A. FLEENOR NOTARY AT LARGE STATE OF TENNESSEE

My commission expires: 3-19-91

This is improved property, known as Dover Glen Apartments, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those encumbrances set forth on Exhibit "B".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through

or under the grantor.

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.

Witness our hands this 20th day of DECEMBER, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

New West Federal Savings and Loan Association, a federal savings and loan association

By: [signature] By: [signature]

Its: Asst Sec Its: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, ~~Jay Pa~~ Carolyn R. Glenn, a Notary Public of the State and County aforesaid, personally appeared Jay Parmelee,

,

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him self to be Vice Pres of the

New West Fed S&L,

the within named bargainor, a corporation, and that _____ he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in _____ Nashville, Tennessee, this 20th day of December, 1990.

Carolyn L. Fleenor
Notary Public

My Commission Expires: 3-19-91

CAROLYN L. FLEENOR
NOTARY AT LARGE
STATE OF TENNESSEE

EXHIBIT "A"

Being a parcel of property located in Nashville, Davidson County, Tennessee, said parcel fronting on Murfreesboro Road and being more particularly described according to a survey by Dale and Associates, Inc., dated July 2, 1984, as follows:

Beginning at an iron pin in the southerly margin of Murfreesboro Road, said point also being the southeasterly property corner of land designated as Ellis Subdivision; thence S 31° 28' 09 " W a distance of 432.01 feet; thence N 45 ° 12' 04" W a distance of 414.01 feet; thence S 29° 59' 29" W a distance of 276.67 feet; thence N 87 ° 06' 39" W a distance 520.0 feet; thence with a curve to the right of radius point of 1350.00 foot radius a distance of 1174.62 feet; thence S 86° 55' 11" E a distance of 490.00 feet; thence S 7 ° 27' 36" W a distance of 57.42 feet; thence N 57° 06' 22" E a distance of 1121.30 feet; then N 89° 57' 06" E a distance of 110.16 feet; thence N 01° 59' 33" W a distance of 99.22 feet; thence N 22° 54' 52" E a distance of 90.0 feet; thence N 37° 05' 08" W a distance of 150.00 feet; thence N 57° 18' 32" E a distance of 158.11 feet; thence with a curve to the right of radius of 672.24 foot radius a distance of 198.55 feet; thence with a curve to the left of radius point of 50.0 foot radius a distance of 78.54 feet; thence N 49° 36' 48" W a distance of 187.46 feet; thence N 49° 44' 25" W a distance of 362.37 feet to the point of beginning, and containing 35.67 acres, more or less.

Being the same property conveyed to New West Federal Savings and Loan Association by Substitute Trustee's Deed from John C. Phipps, II, Substitute Trustee, of record in Book 8033, page 574, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Lease Memorandum between Balcor Realty Investors 85-11 and Web Service Company, Inc. of record in Book 7851, page 399, in said Register's Office.

2. Sanitary sewer and/or storm drainage easement of record in Book 6676, page 575, in said Register's Office.

3. Storm Water Detention Agreement of record in Book 6430, page 675, in said Register's Office.

4. Telephone Easement to South Central Bell of record in Book 6680, page 278, in said Register's Office.

5. Telephone Easement to South Central Bell of record in Book 6680, page 273, in said Register's Office.

6. Right of Way Permit to Southern Bell Telephone and Telegraph Company of record in Book 924, page 459.

7. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 7026, page 859, in said Register's Office.

8. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 6530, page 839, Book 6530, page 843; Book 7026, page 811; Book 7026, page 815, all in said Register's Office.

9. Subject to all matters shown on Plan of Revised Dover Glen of record in Book 6900, page 60, in said Register's Office.

10. Restrictive Covenants contained in an instrument of record in Book 6355, page 322, Register's Office for Davidson County, Tennessee.

11. Satellite Transmission Contract and Lease Agreement of record in Book 6756, page 360, in said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
5710000.00
CON TX 18843.00
PRFEE 1.00
WDEED 18.00
TOTAL 18862.00
CHECK 18862.00

12/21/90 01 10:33 0001 1257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81207

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383652