File 35
CTK

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81208

IDENTIF. REFERENCE

DEC 21 10 35 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

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

QUITCLAIM 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 Avenue	
Nashville TN 37203	Boston MA 02210	

1258 12/21 0101 03CHECK 18.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, New West Federal Savings and Loan Association, a federal savings and loan association, by these presents does hereby quitclaim and convey unto Starwood Properties One, L.P., a Tennessee limited partnership, its successors and assigns, all its right, title and interest in and to the following described tract of land:

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

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

Affiant

Notary

My Commission Expires: 3-19-91

CAROLYN R. FLEENOR NOTARY AT LARGE STATE OF TENNESSEE

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

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: _____ By: _____

Its: Asst Sec Its: Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, Carolyn C. Fleenor, 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 Pres, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice Pres.

Witness my hand and seal, at office in Nashville Tennessee,

this 20th day of December, 1990.

Carolyn C. Fleenor
Notary Public

My commission expires: 3-19-91

CAROLYN A. FLEENOR
NOTARY AT LARGE
STATE OF TENNESSEE

EXHIBIT "A"

Being two tracts of land lying in Davidson County, Tennessee, and being Lots 1 and 2 as shown on the Revised Plan of Dover Glen as of record in Book 6900, page 60, Register's Office for Davidson County, Tennessee, and being more particularly described by survey of Jerry L. Morrow, Tennessee No. 777, dated September 28, 1990, last revised December 6, 1990, as follows:

PARCEL 1:

Being bounded on the north by Dover Glen Drive; on the east by Monouchehr Farazmand, et ux, et al, and Nashville Investors; on the south by Nashville Investors and A.G. Spanos Construction, Inc.; on the west by Chelsea Development Corporation;

Beginning at a concrete monument corner common with Monouchehr Farazmand, et ux, et al, in the south right-of-way line of Dover Glen Drive, said monument being located westerly, 436.20 feet from the westerly right-of-way line of Murfreesboro Pike;

thence with Monouchehr Farazmand, et ux, et al, South 37 deg. 21 min 10 sec. East, 159.49 feet to a point;

thence South 22 deg. 54 min. 52 sec. West, 90.00 feet to a point, a corner common with Monouchehr Farazmand, et ux, et al, and Nashville Investors;

thence with Nashville Investors the following bearings and distances: thence South 01 deg. 59 min. 33 sec. East, 99.22 feet to a point;

thence South 89 deg, 57 min. 06 sec. West, 110.16 feet to a point;

thence South 57 deg. 06 min. 22 sec. West, 1121.30 feet to a point, a corner common with Nashville Investors and A. G. Spanos Construction, Inc.

thence with A.G. Spanos Construction, Inc., North 07 deg. 27 min. 36 sec. East, 57.42 feet to a point;

thence North 86 deg. 55 min. 11 sec. West, 490.00 feet to a point, a corner common with Chelsea Development Corp. in the north line of A.G. Spanos Construction, Inc.;

thence with Chelsea Development Corp. on a curve to the right, the radius of which is 1350.00 feet, the central angle of which is 19 deg. 04 min. 12 sec., the chord of which is North 03 deg. 41 min. 02 sec. West, 447.25 feet, along the curve distance of 449.33 feet to a point in the south right-of-way line of Dover Glen Drive;

thence with the south right-of-way line of Dover Glen Drive, the following bearings and distances:

thence on a curve to the right, the radius of which is 50.00 feet, the central angle of which is 80 deg. 12 min. 11 sec., the chord of which is North 45 deg. 57 min. 10 sec. East, 64.41 feet, along the curve distance of 69.99 feet to a point;

thence North 86 deg. 03 min. 15 sec. East, 86.56 feet to a point;

thence on a curve to the left, the radium of which is 801.10 feet, the central angle of which is 13 deg. 13 min. 46 sec., the chord of which is North 79 deg. 26 min 22 sec. East, 184.56 feet, along the curve distance of 184.97 feet to a point;

thence North 72 deg. 49 min. 29 sec. East, 588.15 feet to a point;

thence on a curve to the right, the radius of which is 1546.40 feet, the central angle of which is 07 deg. 16 min. 57 sec., the chord of which is North 76 deg. 27 min. 58 sec. East, 196.42 feet, along the curve distance of 196.55 feet to a point;

thence North 80 deg. 06 min. 26 sec. East 340.84 feet to a point;

thence on a curve to the left, the radius of which is 533.96 feet, the central angle of which is 10 deg. 30 min. 03 sec., the chord of which is North 74 deg. 51 min. 24 sec. East, 97.72 feet, along the curve distance of 97.86 feet to the point of beginning, containing 775,434 square feet (17.802 acres, more or less).

Parcel 2:

Being bounded on the south by Dover Glen Drive; on the west by Chelsea Development Corporation; on the north by K-Mart Corporation and R.E.P.P., Inc.; on the east by Murfreesboro Pike:

Beginning at a concrete monument corner at the northerly right-of-way return of Dover Glen Drive in the westerly right-of-way line of Murfreesboro Pike;

thence with the north right-of-way line of Dover Glen Drive the following bearings and distances:

thence on a curve to the right, the radius of which is 50.00 feet, the central angle of which is 94 deg. 49 min. 04 sec., the chord of which is South 02 deg. 12 min. 16 sec. East, 73.62 feet, along the curve distance of 82.74 feet to a point;

thence South 45 deg. 12 min. 16 sec. West, 121.81 feet to a point;

thence on a curve to the right, the radius of which is 483.96 feet, the central angle of which is 34 deg. 54 min. 10 sec., the chord of which is South 62 deg. 39 min. 21 sec. West, 290.28 feet, along the curve distance of 294.81 feet to a point;

thence South 80 deg. 06 min. 26 sec. West, 340.84 feet to a point;

thence on a curve to the left, the radius of which is 1596.40 feet, the central angle of which is 07 deg. 16 min. 57 sec., the chord of which is South 76 deg. 27 min 57 sec. West, 202.77 feet, along the curve distance of 202.91 feet to a point;

thence South 72 deg. 49 min. 29 sec. West, 588.15 feet to a point;

thence on a curve to the right, the radius of which is 751.10 feet, the central angle of which is 13 deg. 13 min. 46 sec., the chord of which is South 79 deg. 26 min. 22 sec. West, 173.04 feet, along the curve distance of 173.43 feet to a point;

thence South 86 deg. 03 min. 15 sec. West, 51.40 feet to a point;

thence on a curve to the right, the radius of which is 50.00 feet, the central angle of which is 106 deg. 35 min. 29 sec., the chord of which is North 40 deg. 39 min. 01 sec., West, 80.17 feet, along the curve distance of 93.02 feet to a point in the east line of Chelsea Development Corporation;

thence with Chelsea Development Corporation on a curve to the right, the radius of which is 1350.00 feet, the central angle of which is 23 deg. 59 min. 18 sec., the chord of which is North 24 deg. 38 min. 23 sec. East, 561.09 feet, along the curve distance of 565.21 feet to a point, corner common with Chelsea Development Corporation in the south line of K-Mart Corporation;

thence with K-Mart Corporation, South 87 deg. 06 min. 39 sec. East, 520.00 feet to a point;

thence North 29 deg. 59 min. 28 sec. East, 276.67 feet to a point, a corner common with R.E.P.P., Inc., in the east line of K-Mart Corporation;

thence with R.E.P.P., Inc., South 45 deg. 12 min. 04 sec. East, 414.01 feet to a point;

thence North 31 deg. 28 min. 09 sec. East, 432.01 feet to a point, a corner common with R.E.P.P., Inc., in the westerly right-of-way line of Murfreesboro Pike;

thence with the westerly right-of-way line of Murfreesboro Pike, South 49 deg. 44 min. 25 sec. East, 362.37 feet to a point;

thence South 49 deg. 36 min. 48 sec. East, 29.55 feet to the point of beginning, containing 678,064 square feet (15.566 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.