File 35
CTIC

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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 Two, L.P., a Tennessee limited partnership	Krupp Mortgage Company Limited Partnership	Map 149 Parcel 282
1617 Hayes Street	470 Atlantic Avenue	
Nashville TN 37203	Boston MA 02210	

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 Two, 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.)

8121 6

IDENTIF. TREFERENCE

DEC 21 10 42 AM '90

FELIX Z. WILSON IIREGISTER
DAVIDSON COUNTY TN.

1268 12/21 0101 03CHECK 15.00

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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 Meadowood 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

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Carolyn L. 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 himself 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 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

Being a tract of land lying in Davidson County, Tennessee, and being Lot 2 as shown on the Revised Plan of Barrett Property as of record in Book 6250, page 762, Register's Office for Davidson County, Tennessee, and being bounded on the east by Rice Road; on the south by Rural Hill Road; on the west by an unnamed dedicated roadway, J.S. Marshall and A.G. Spanos Construction, Inc.; on the north by A.G. Spanos Construction, Inc., and described by survey of Jerry L. Morrow, Tennessee No. 777, dated September 28, 1990, last revised December 6, 1990 as follows:

Beginning at an iron pin in the north right-of-way line of Rural Hill Road at the westerly right-of way return of Rice Road;

thence with the north right-of-way line of Rural Hill Road the following bearings and distances:

thence South 27 deg. 04 min. 18 sec. West, 361.66 feet to a point;

thence South 59 deg. 16 min. 31 sec. West, 165.00 feet to a point;

thence South 75 deg. 27 min. 31 sec. West, 518.90 feet to a point;

thence South 65 deg. 51 min. 31 sec. West, 267.48 feet to a point, the intersection of the north right-of-way line of Rural Hill Road and the east right-of-way line of a 30 foot wide unnamed dedicated roadway;

thence with the east right-of-way line of the 30 foot wide unnamed dedicated road the following bearings and distances:

thence North 66 deg. 10 min. 29 sec. West, 217.57 feet to a point;

thence on a curve to the right, the radius of which is 298.63 feet, the central angle of which is 43 deg. 47 min. 00 sec., the chord of which is North 44 deg. 16 min. 59 sec. West, 222.69 feet, along the curve distance of 228.20 feet to a point;

thence North 22 deg. 23 min. 29 sec. West, 385.58 feet to a point;

thence on a curve to the right, the radius of which is 1086.56 feet, the central angle of which is 11 deg. 01 min. 41 sec., the chord of which is North 16 deg. 52 min. 38 sec. West, 208.81 feet, long the curve distance of 209.14 feet to a point;

thence North 11 deg. 21 min. 48 sec. West, 148.23 feet to a point in the east line of J.S. Marshall;

thence with J.S. Marshall, North 11 deg. 28 min. 00 sec. East, 277.83 feet to a point, a corner common with A.G. Spanos Construction, Inc., in the east line of J.S. Marshall;

thence with A.G. Spanos Construction, Inc. the following bearings and distances:

thence South 86 deg. 30 min. 28 sec. East, 134.46 feet to a point;

thence North 74 deg. 20 min. 34 sec. East, 139.56 feet to a point;

thence North 27 deg. 19 min. 27 sec. East, 135.51 feet to a point;

thence North 09 deg. 02 min. 07 sec. West, 131.85 feet to a point;

thence North 23 deg. 52 min. 46 sec. West, 433.73 feet to a point;

thence South 56 deg. 34 min. 34 sec. East, 237.87 feet to a point in the west right-of-way line of Rice Road;

thence with the west right-of-way line of Rice Road the following bearings and distances:

thence on a curve to the left, the radius of which is 861.95 feet, the central angle of which is 13 deg. 37 min. 37 sec., the chord of which is South 52 deg. 17 min. 22 sec. East, 204.52 feet, along the curve distance of 205.00 feet to a point;

thence South 59 deg. 06 min., 10 sec. East, 636.09 feet to a point;

thence on a curve to the right, the radius of which is 271.28 feet, the central angle of which is 26 deg. 35 min. 09 sec., the chord of which is South 45 deg. 48 min. 36 sec. East, 124.75 feet, along the curve distance of 125.88 feet to a point;

thence South 32 deg 31 min. 01 sec. East, 402.00 feet to a point;

thence on a curve to the left, the radius of which is 589.74 feet, the central angle of which is 30 deg. 00 min. 00 sec., the chord of which is South 47 deg. 31 min. 01 sec. East, 305.27 feet, along the curve distance of 308.79 feet to a point;

thence South 62 deg. 31 min. 01 sec. East, 7.58 feet to a point;

thence on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 89 deg. 35 min. 20 sec., the chord of which is South 17 deg. 43 min. 21 sec. East, 35.23 feet along the curve distance of 39.09 feet to the point of beginning, containing 1,733,359 square feet (39.793 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 578, Register's Office for Davidson County, Tennessee.