File 35
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BOOK 8262 PAGE 368

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IDENTIF. TREFERENCE

Dec 21 10 47 AM '90

FELIX Z. WILSON III 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 Three, L.P., a Tennessee limited partnership	Krupp Mortgage Company Limited Partnership	Map 149; Parcel 219
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 Three, 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 Public

My Commission Expires: 3-19-91

CAROLYN R. FLEENOR NOTARY AT LARGE STATE OF TENNESSEE

This is improved property, known as Stonewood 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 L. Turner, a Notary Public of the State and County aforesaid, personally appeared Jay Pacmelee,

,

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 self as Vice President.

Witness my hand and seal, at office in

Nashville, Tennessee,

this 20th day of December, 1990.

Carolyn L. Turner
Notary Public

My commission expires: 3-19-91

NOTARY AT LARGE
STATE OF TENNESSEE

EXHIBIT "A" BOOK 8262 PAGE 371

Being a tract of land lying in Davidson County, Tennessee, and being Lot 1 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 Sarah Vosburg, James Johnson, Arthur Vosburg and Rural Hill Road; on the south by Rice Road; on the west by Rice Road and A.G. Spanos Construction, Inc.; on the north by Dover Glen Associates and Monouchehr Farazmand, et ux, et al, 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 corner common with James T. Johnson, et ux, in the west right-of-way line of Rural Hill Road, said pin being located southwesterly 190 feet, more or less, from the southwesterly right-of-way line of Murfreesboro Pike;

thence, with the west right-of-way line of Rural Hill Road, South 09 deg. 30 min. 06 sec. West, 168.16 feet to a point, a corner common with Sarah J. Vosburg in the west right-of-way line of Rural Hill Road;

thence, with Sarah J. Vosburg and Arthur Vosburg the following bearings and distances:

thence North 84 deg. 11 min. 46 sec. West, 144.81 feet to a point;

thence South 55 deg. 39 min. 44 sec. West 367.76 feet to a point;

thence South 62 deg. 26 min. 12 sec. West, 184.00 feet to a point;

thence South 20 deg. 18 min. 48 sec. East, 180.00 feet to a point;

thence South 08 deg. 33 min. 48 sec. East, 90.00 feet to a point;

thence South 07 deg. 51 min. 12 sec. West, 240.00 feet to a point;

thence South 02 deg. 27 min. 44 sec. West, 266.44 feet to a point;

thence South 34 deg. 48 min. 46 sec. East, 127.00 feet to a point;

thence South 58 deg. 51 min. 42 sec. West, 60.00 feet to a point;

thence South 25 deg. 16 min. 34 sec. East, 135.00 feet to a point;

thence South 36 deg. 40 min. 28 sec. East, 92.53 feet to a point;

thence South 63 deg. 05 min. 56 sec. East, 138.57 feet to a point;

thence South 29 deg. 52 min. 09 sec. East, 189.50 feet to a point;

thence South 83 deg. 23 min. 20 sec. East, 108.90 feet to a point, a common corner with Sarah J. Vosburg in the west right-of-way line of Rural Hill Road;

thence with the West right-of-way line of Rural Hill Road, South 02 deg. 10 min. 25 sec. West, 11.83 feet to a point;

thence South 27 deg. 04 min. 18 sec. West, 42.93 feet to a point, the easterly right-of-way return of Rice Road;

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

thence on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 90 deg. 24 min. 40 sec., the chord of which is South 72 deg. 16 min. 39 sec. West, 35.48 feet to a point; along the curve distance of 39.45 feet to a point;

thence North 62 deg. 31 min. 01 sec. West, 6.87 feet to a point;

thence on a curve to the right, the radius of which is 539.74 feet, the central angle of which is 30 deg. 00 min. 00 sec., the chord of which is North 47 deg. 31 min. 01 sec. West, 279.39 feet along the curve distance of 282.61 feet to a point;

thence North 32 deg. 31 min. 01 sec. West, 402.00 feet to a point;

thence on a curve to the left, the radius of which is 321.28 feet, the central angle of which is 26 deg. 35 min. 09 sec., the chord of which is North 45 deg. 48 min. 36 sec. West, 147.74 feet, along the curve distance of 149.08 feet to a point;

thence North 59 deg. 06 min. 10 sec. West, 636.09 feet to a point;

thence on a curve to the right, the radius of which is 811.95 feet, the central angle of which is 13 deg. 37 min. 37 sec., the chord of which is North 52 deg. 17 min. 22 sec. West 192.66 feet, along the curve distance of 193.11 feet to a point;

thence North 45 deg. 28 min. 33 sec. West, 423.90 feet to a point;

thence on a curve to the left, the radius of which is 209.31 feet, the central angle of which is 78 deg. 16 min. 49 sec., the chord of which is North 84 deg. 36 min. 58 sec. West, 264.24 feet, along the curve distance of 285.97 feet to a point, a corner common with A.G. Spanos Construction, Inc. in the north right-of-way line of Rice Road;

thence with A.G. Spanos Construction, Inc., North 12 deg. 01 min. 40 sec West, 387.94 feet to a point, a corner common with A.G. Spanos Construction, Inc. in the south line of Dover Glen Associates;

thence with Dover Glen Associates the following bearings and distances;

thence North 57 deg. 06 min. 22 sec. East, 1121.30 feet to a point;

thence North 89 deg. 57 min. 06 sec. East, 110.16 feet to a point;

thence North 01 deg. 59 min. 33 sec. West, 99.22 feet to a point, a corner common with Dover Glen Associates and Monouchehr Farazmand, et ux, et al;

thence with Monouchehr Farazmand, et ux, et al, South 87 deg. 02 min. 13 sec. East, 476.76 feet to a point, a corner common with Sarah J. Vosburg in the south line of Monouchehr Farazmand, et ux, et al;

thence with Sarah J. Vosburg and then James T. Johnson the following bearings and distances:

thence South 39 deg. 30 min. 54 sec. East, 337.12 feet to a point;

thence South 79 deg. 55 min. 06 sec. West, 12.22 feet to a point;

thence South 39 deg. 10 min. 04 sec. East, 304.16 feet to a point;

thence South 51 deg. 25 min. 13 sec. East, 204.88 feet to the point of beginning, containing 2,118,722 square feet (48.639 acres, more or less).

Included in the above description BUT EXPRESSLY EXCLUDED THEREFROM is Matlock Cemetery, which is more particularly described as follows:

Beginning at a fence corner at the southeast corner of the cemetery, said corner being located South 70 deg. 38 min. 08 sec. West, 556.59 feet from the point of beginning of Lot 1 above described;

thence with a fence the following bearings and distances:

thence North 85 deg. 23 min. 31 sec. West, 111.83 feet to a fence corner;

thence North 00 deg. 12 min, 30 sec. West, 105.16 feet to a fence corner;

thence North 88 deg. 11 min. 23 sec East, 105.64 feet to a fence corner;

thence South 03 deg. 03 min. 14 sec. East, 117.65 feet to the point of beginning, containing 12,072 square feet (0.277 acres, more or less).

EXHIBIT "A"
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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 7914, page 444, Register's Office for Davidson County, Tennessee, and by Deed from A.G. Spanos Construction, Inc. of record in Book 8229, page 964, in said Register's Office.

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