Box 28

BOOK 8507 PAGE 220

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Barbara J. Schneider, Esq.
Holt, Ney, Zatcoff & Wasserman
100 Galleria Parkway
Suite 600
Atlanta, Georgia 30339

Mail tax bills to:
New Owner

Nashboro West Associates, L.P.
c/o Harley Property Investors
1625 Mount Pleasant Road
Villanova, Pennsylvania 19085
Attention: Mr. Edwin W. Harley

Map and
Parcel No. 135-284,
2024698

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12th day of December, 1991, by and between KRUPP REALTY FUND, LTD.-II, a Massachusetts limited partnership, party of the first part, and NASHBORO WEST ASSOCIATES, L.P., a Tennessee limited partnership, party of the second part;

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

See Exhibit A attached hereto and incorporated herein by reference.

Being part of the same property conveyed to party of the first party by deed from Nashboro West Associates, a Tennessee limited partnership, of record in Deed Book 5847, page 687, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except as described on Exhibit B hereto; and that the title and quiet possession thereto it will warrant and forever defend against the lawful clams of all persons claiming by, through or under party of the first party, but not further or otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly athorized officers the day and year first above written.

KRUPP REALTY FUND, LTD.-II,
a Massachusetts limited partnership

By: The Krupp Corporation,
a Massachusetts corporation,
its authorized general partner

By: _____
Name: David J Olney
Title: Authorized Agent

[CORPORATE SEAL]

STATE OF Tennessee

COUNTY OF Davidson

Before me, Cathy H. Pruitt a Notary Public of the State and County aforesaid, personally appeared David J. Olney with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of The Krupp Corporation, A Massachusetts Corporation, General Partner of Krupp Realty Fund, Ltd.-II, and that he as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and on behalf of said limited partnership, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 12th day of December, 1991.

Cathy H. Pruitt
Notary Public
State of Tennessee

My Commission Expires:
3/27/93

This is improved property known as 2200 Murfreesboro Road, Nashville, Tennessee 37217.

3386j

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,050,000.

Nashboro West Associates, L.P. by HTI Partners I, Inc., a Pennsylvania corporation, its General Partner

Edwin W. Harley

Affiant Edwin W. Harley, President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1991.

Connie L. Edwards

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

3386j

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the 2nd Civil District of Davidson County, Tennessee, being Nashboro West, as shown on the Plat of Nashboro West, of record in Book 4675, page 35, Register's Office for said County, and more particularly described according to a survey prepared by McConnell Engineering, dated November 9, 1981, Revised January 10, 1982, Revised January 14, 1982, 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; 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, Register's Office for Davidson County, Tennessee; 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, Register's Office for Davidson County, Tennessee; 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, Register's Office for Davidson County, Tennessee; 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, Register's Office for Davidson County, Tennessee (Tract #5 - Nashboro Village) and the 2154 Trading Corporation property as of record in Book 4981, page 414, Register's Office for Davidson County, Tennessee, (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, Register's Office for Davidson County, Tennessee) said iron pin also being the northeast corner of the Dale Properties property as recorded in Book 4674, page 11, Register's Office for Davidson County, Tennessee; 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, Register's Office for Davidson County, Tennessee; thence leaving the Dale Properties

LEGAL DESCRIPTION (Continued)

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 aforementioned 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 KRUPP REALTY FUND, LTD.-II, a Massachusetts limited partnership by DEED from NASHBORO WEST ASSOCIATES, a Tennessee Limited Partnership of record in Book 5847 page 687 Register's Office for Davidson County, Tennessee.

33641

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. General or special taxes and assessments for 1992, a lien not yet due and payable.

2. 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.

3. Easement for T.V.A. in Final Decree recorded May 15, 1944, in Book 1280, page 222, said Register's Office, as depicted on survey of Middle Tennessee Land Surveying Corp., dated March 31, 1975, as recertified January 9, 1976.

4. Easement for Sanitary Sewers and/or Storm Drainage granted by Nashboro West Apartments to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 14, 1980, of record in Book 5631, page 254, said Register's Office.

5. Easement for Sanitary Sewers and/or Storm Drainage granted by Nashboro West Associates to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 14, a980, of record in Book 5631, page 308, said Register's Office.

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

7. All matters disclosed on the Boundary & Improvements Survey of the premises prepared by MEC, Inc., dated January 29, 1991, as last revised.

8. Agreement for Dedication of Easement (Water Mains and Appurtenances) granted by Krupp Realty Fund, Ltd.-II to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 21, 1988, of record in Book 7686, page 46, said Register's Office.

9. Deed of Conveyance by Krupp Realty Fund Ltd.-II to the Metropolitan Government of Nashville and Davidson County, Tennessee (as to water main), dated October 21, 1988, of record in Book 7748, page 389, said Register's Office.

10. Unrecorded Lease Agreement dated March 29, 1985, by and between Nashboro West Apts. and Laundries, Inc. for the lease of a portion of the building(s) on the Property designed and constructed for the purpose of housing coin operated laundries, said lease running for a five year period with automatic five-year renewals unless terminated as provided therein.

6.9198
IDENTIFICATION REFERENCE
Dec 13 8 50 AM '91
2204 12/13 0101 03CHECK 11307.00

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

RECEIVED OF _____

FOR _____

BOOK 8597 PAGE 227

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

CAMT
3050000.00
CON TX 11285.00
PRFEE 1.00
WDEED 21.00
TOTAL 11307.00
CHECK 11307.00

12/13/91 01 08:52 0001 2204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9198

IDENTIFI REFERENCE

Dec 13 8 51 AM '91

No. 484734