Box 35
2

BOOK 9598PG987

Summittree
Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY:
Robin K. Minick, Esq.
Munsch Hardt Kopf Harr & Dinan, P.C.
4000 Fountain Place
1445 Ross Avenue
Dallas, Texas 75202-2790

NAME OF GRANTEE: ADDRESS AND TAX ID NO.:	NHP Summit, L.P. c/o NHP Property Management 11550 Sunrise Valley, Suite 300 Reston, VA 20091-3476 Tax ID No. Applied for
CLT (TAX MAP) PARCEL IDENTIFICATION NO.:	Map 106, Parcel 125
PROPERTY OWNER AND ADDRESS:	Summittree Associates Limited Partnership 11550 Sunrise Valley, Suite 300 Reston, VA 20091-3476

95 FEB 21 PM 1:21
REGISTER
DAVIDSON COUNTY, TN.

35446
IDENTIFICATION REFERENCE

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

SUMMITTREE ASSOCIATES LIMITED PARTNERSHIP, an Arizona limited partnership (whether one or more, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration paid by NHP Summit, L.P., a Delaware limited partnership (whether one or more, "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee WITH SPECIAL WARRANTY all of that certain lot, tract or parcel of land situated in Nashville, Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, if any, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights,

benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property. The Property is being conveyed to Grantee "AS IS", "WHERE IS" without representation or warranty expressed or implied.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 1995 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

EXECUTED this 2nd day of February, 1995.

GRANTOR:

SUMMITTREE ASSOCIATES LIMITED PARTNERSHIP, an Arizona limited partnership

By: MGP III, Inc., an Arizona corporation, General Partner

By: _____
Donald L. Braun
Its: Vice President

I hereby swear or affirm that the actual consideration or the value of this transfer, whichever is greater, is ~~$1,395,747.00~~. ~~6,938,122~~ 6,400,000 D

Affiant

SUBSCRIBED AND SWORN to before me this 2nd day of February, 1995.

Notary Public
Commission Expires:

TAMARA BABIUK
Notary Public, State of New York
No. 5022307
Qualified in New York County
Commission Expires January 10, 19__

THE STATE OF NEW YORK §
§
COUNTY OF NEW YORK §

Before me, a Notary Public in and for said County and State, personally appeared Donald L. Braun with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this __ day of February, 1995.

Notary Public

My Commission Expires: _____

STATE OF NEW YORK §
§
COUNTY OF NEW YORK §

Personally appeared before me Donald L. Braun, a Notary Public in an for the state and county of New York, Donald L. Braun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of MGF III, Inc., an Arizona corporation, the general partner of Summittree Associates Limited Partnership, an Arizona limited partnership, the within named bargainor, and that he as such Vice President, being authorized to do so,

Witness my hand and official seal at office in New York, New York, this 7th day of February, 1995.

Tatyana Babiuk
Notary Public

My commission expires:

TATYANA BABIUK
Notary Public, State of New York
No. 5022307
Qualified in New York County
Commission Expires January 10, 1996

EXHIBIT "A"

BOOK 9598PG991

SUMMITTREE APARTMENTS

BEING A CERTAIN TRACT OF LAND LOCATED AT 308 PLUS PARK BOULEVARD IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 9 ON THE PLAN OF THE PLUS PARK , SECTION 9 OF RECORD IN BOOK 4460, PAGE 113, R.O.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD), SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND IN THE EAST RIGHT OF WAY OF PLUS PARK BOULEVARD;

THENCE WITH SAID RIGHT OF WAY NORTH 01 DEGREES 26 MINUTES 25 SECONDS EAST, 205.83 FEET TO A CONCRETE MONUMENT (OLD), SAID MONUMENT BEING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39 DEGREES 02 MINUTES 06 SECONDS, A RADIUS OF 340.34 FEET, AN ARC LENGTH OF 231.87 FEET AND A CHORD OF NORTH 18 DEGREES 07 MINUTES 26 SECONDS WEST, 227.41 FEET;

THENCE WITH SAID RIGHT OF WAY ALONG THE ARC OF THE ABOVE DESCRIBED CURVE 231.87 FEET TO A CONCRETE MONUMENT (OLD);

THENCE WITH SAID RIGHT OF WAY NORTH 37 DEGREES 31 MINUTES 04 SECONDS WEST, 162.86 FEET TO A CONCRETE MONUMENT (OLD), SAID MONUMENT BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 56 DEGREES 51 MINUTES 32 SECONDS, A RADIUS OF 292.53 FEET, AN ARC LENGTH OF 290.30 FEET AND A CHORD OF NORTH 09 DEGREES 06 MINUTES 34 SECONDS WEST, 278.53 FEET;

THENCE WITH SAID RIGHT OF WAY ALONG THE ARC OF THE ABOVE DESCRIBED CURVE 290.30 FEET TO A CONCRETE MONUMENT (OLD);

THENCE WITH SAID RIGHT OF WAY NORTH 19 DEGREES 04 MINUTES 16 SECONDS EAST, 41.79 FEET TO A CONCRETE MONUMENT (OLD), SAID MONUMENT BEING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 18 DEGREES 49 MINUTES 18 SECONDS, A RADIUS OF 806.61 FEET, AN ARC LENGTH OF 264.97 FEET AND A CHORD OF NORTH 09 DEGREES 44 MINUTES 45 SECONDS EAST, 263.78 FEET;

THENCE WITH SAID RIGHT OF WAY ALONG THE ARC OF THE ABOVE DESCRIBED CURVE 264.97 FEET TO AN IRON PIN (NEW), SAID PIN BEING A CORNER TO GOF PARTNERS AS EVIDENCED IN BOOK 7070, PAGE 860, R.O.D.C.T.;

THENCE WITH THE LINE OF GOF PARTNERS SOUTH 89 DEGREES 41 MINUTES 36 SECONDS EAST, 225.00 FEET TO AN IRON PIN (NEW);

THENCE WITH THE LINE OF GOF PARTNERS NORTH 00 DEGREES 30 MINUTES 11 SECONDS EAST, 225.68 FEET TO AN IRON PIN (OLD);

THENCE WITH THE LINE GOF PARTNERS AND ALSO GOF PARTNERS AS EVIDENCED IN BOOK 7426, PAGE 628, R.O.D.C.T. NORTH 19 DEGREES 53 MINUTES 35 SECONDS EAST, 219.11 FEET TO AN IRON PIN (NEW);

THENCE WITH THE LINE OF GOF PARTNERS AND THEN TED WELCH AS EVIDENCED IN BOOK 5876, PAGE 491, R.O.D.C.T. AND THEN DRAUGHON BUILDING CORPORATION AS EVIDENCE IN BOOK 7530, PAGE 257, R.O.D.C.T. NORTH 60 DEGREES 44 MINUTES 28 SECONDS EAST, 500.61 FEET TO AN IRON PIN (OLD);

THENCE WITH THE LINE OF DRAUGHON BUILDING CORPORATION NORTH 75 DEGREES 56 MINUTES 26 SECONDS EAST, 99.96 FEET TO AN IRON PIN (OLD);

THENCE WITH THE LINE OF DRAUGHON BUILDING CORPORATION NORTH 89 DEGREES 47 MINUTES 57 SECONDS EAST, 204.44 FEET TO AN IRON PIN (OLD);

THENCE WITH THE LINE OF DRAUGHON BUILDING CORPORATION NORTH 35 DEGREES 04 MINUTES 58 SECONDS EAST, 61.81 FEET TO AN IRON PIN (OLD), SAID PIN BEING A CORNER TO JAGUBHAI K. CHAMPANERIA, ETALS AS EVIDENCED IN BOOK 6507, PAGE 437, R.O.D.C.T.;

THENCE WITH THE LINE OF CHAMPANERIA SOUTH 67 DEGREES 45 MINUTES 16 SECONDS EAST, 77.68 FEET TO AN IRON PIN (OLD), SAID PIN BEING A CORNER TO HILL-N-DALE ACRES AS EVIDENCED IN BOOK 2900, PAGE 33, R.O.D.C.T.;

THENCE WITH THE LINE OF HILL-N-DALE ACRES FOR THE NEXT 9 CALLS, 1.) SOUTH 05 DEGREES 30 MINUTES 53 SECONDS WEST, 183.80 FEET TO AN IRON PIN (OLD); 2.) SOUTH 68 DEGREES 27 MINUTES 43 SECONDS WEST, 310.79 FEET TO AN IRON PIN (NEW); 3.) SOUTH 36 DEGREES 37 MINUTES 20 SECONDS WEST, 329.28 FEET TO A CONCRETE MONUMENT (OLD); 4.) SOUTH 37 DEGREES 11 MINUTES 10 SECONDS WEST, 53.57 FEET TO A CONCRETE MONUMENT (OLD); 5.) SOUTH 37 DEGREES 32 MINUTES 38 SECONDS WEST, 305.95 FEET TO AN IRON PIN (OLD) IN CONCRETE; 6.) SOUTH 04 DEGREES 07 MINUTES 09 SECONDS WEST, 272.58 FEET TO A CONCRETE MONUMENT (OLD); 7.) SOUTH 60 DEGREES 13 MINUTES 15 SECONDS EAST, 164.85 FEET TO AN IRON PIN (OLD), 8.) SOUTH 29 DEGREES 49 MINUTES 08 SECONDS WEST, 275.89 FEET TO AN IRON PIN (OLD) AND 9.) SOUTH 50 DEGREES 18 MINUTES 49 SECONDS EAST, 93.14 FEET TO AN IRON PIN (NEW), SAID PIN BEING A CORNER TO HILL-N-DALE ACRES, SECTION 2 AS EVIDENCED IN BOOK 4175, PAGE 5, R.O.D.C.T.;

THENCE WITH THE LINE OF HILL-N-DALE ACRES, SECTION 2 FOR THE NEXT 2 CALLS: 1.) SOUTH 24 DEGREES 46 MINUTES 18 SECONDS WEST, 310.66 FEET TO A CONCRETE MONUMENT (OLD) AND 2.) SOUTH 04 DEGREES 35 MINUTES 08 SECONDS WEST, 73.81 FEET TO A CONCRETE MONUMENT (OLD), SAID MONUMENT BEING A CORNER TO THE RESUBDIVISION OF THE PLUS PARK, SECTION 15 AS EVIDENCED IN BOOK 5210, PAGE 106, R.O.D.C.T.;

THENCE WITH SAID SUBDIVISION NORTH 87 DEGREES 41 MINUTES 29 SECONDS WEST, 196.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 788,797 SQUARE FEET OR 18.108 ACRES.

BEING THE SAME PROPERTY SURVEYED MAY 7, 1994, REVISED OCTOBER 14, 1994, BY JACKIE L. DILLEHAY, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, NO. 1417, OF DILLEHAY AND ASSOCIATES, 421 EAST MAIN STREET, GALLATIN, TENNESSEE 37066.

BEING THE SAME PROPERTY CONVEYED TO SUMMITTREE ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, BY DEED FROM HALL SUMMITTREE ASSOCIATES, A GEORGIA LIMITED PARTNERSHIP, OF RECORD IN IN BOOK 8092, PAGE 994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BOOK 9598PG994

EXHIBIT "B"

SUMMITTREE

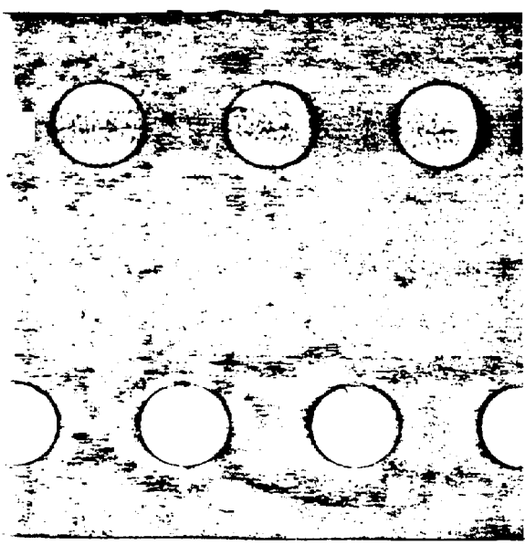
1. Plan of record in Book 4460, page 113, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 10' public utility easement along the east and north lines; a 10' public utility and drainage easement along the north and south lines; a 15' public utility and drainage easement along the west line along Plus Park Boulevard; a 30' minimum building setback line from Plus Park Boulevard; a 20' public utility easement along the east line, a 15' public utility and drainage easement along the east line; and a 20' sanitary sewer easement on the north line.

2. Survey of Jackie L. Dillehay, dated May 25, 1994, and revised November 10, 1994, shows matters on the Plan of record in Book 4460, page 113, said Register's Office, referenced herein; 20' minimum building setback lines from the easterly lines of premises; 30' setback line from Plus Park Boulevard, 11' minimum building setback lines from the south line and the north line of the premises; various utility lines across premises, a 2.5' x 30' utility anchor easement along the southeasterly line of the premises, concrete encroachment over the southeasterly line of premises; and a shed encroaching over the east line of premises.

3. Rights of tenants in possession, as tenants only, under written unrecorded leases or rental agreements.

4. Taxes for 1995 and subsequent years not yet due and payable.

3137 02/21 0101 03CHECK 23713.00



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

RECEIVED OF _____

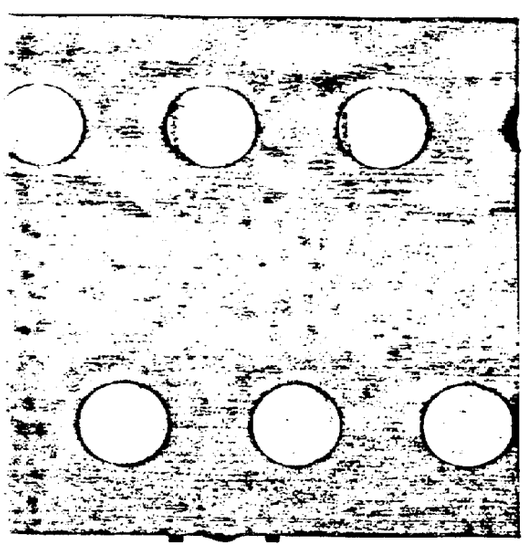
FOR _____

BOOK 9598 PG 995

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
6400000.00
CON TX 23680.00
PRFEE 1.00
WDEED 32.00
TOTAL 23713.00
CHECK 23713.00
02/21/95 01 01:19 0001 3137



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

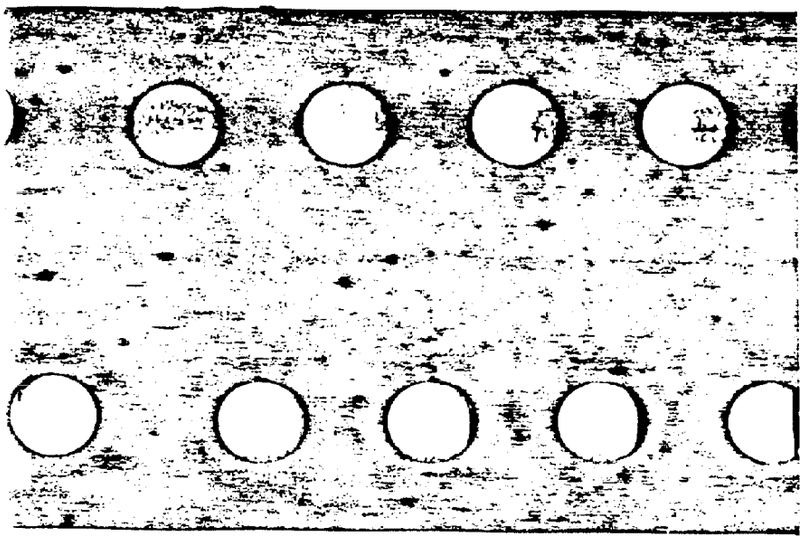
35446
IDENTIF. & REFERENCE

95 FEB 21 AM 1:21

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 882832

VOID

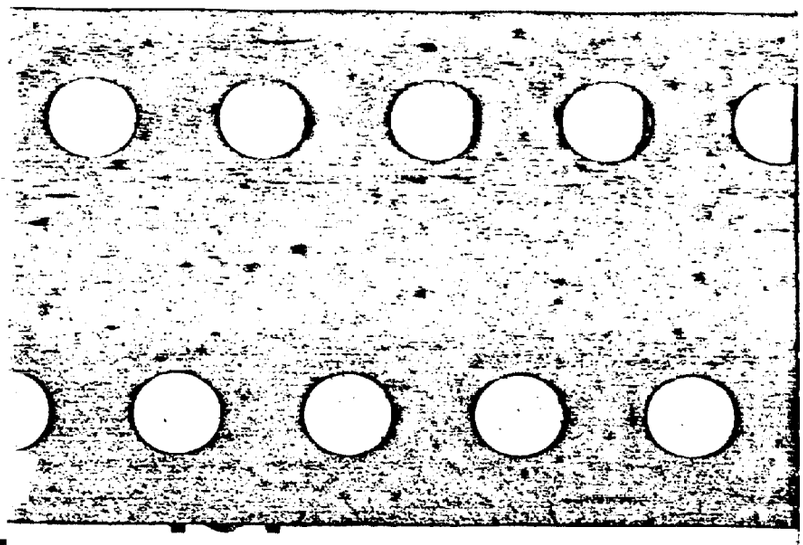


BOOK 9598 PG 996

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BOOK 9598 PG 998

BOOK 9598 PG 999



2-21-95

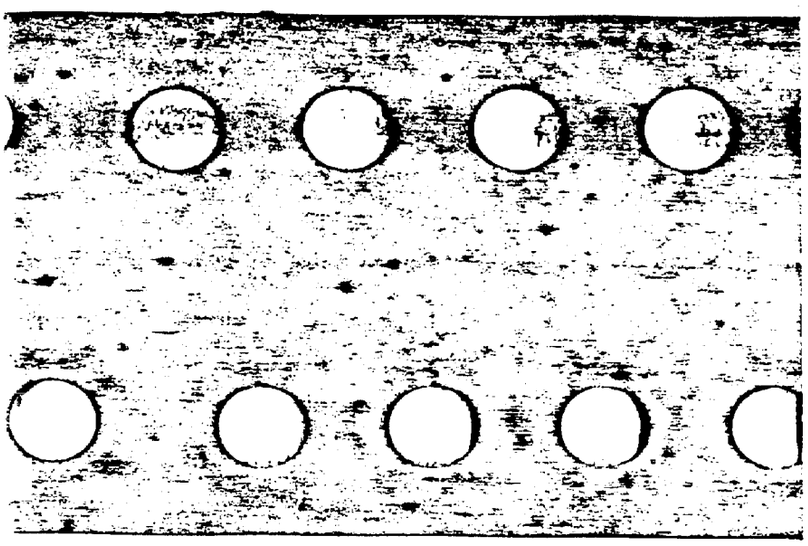
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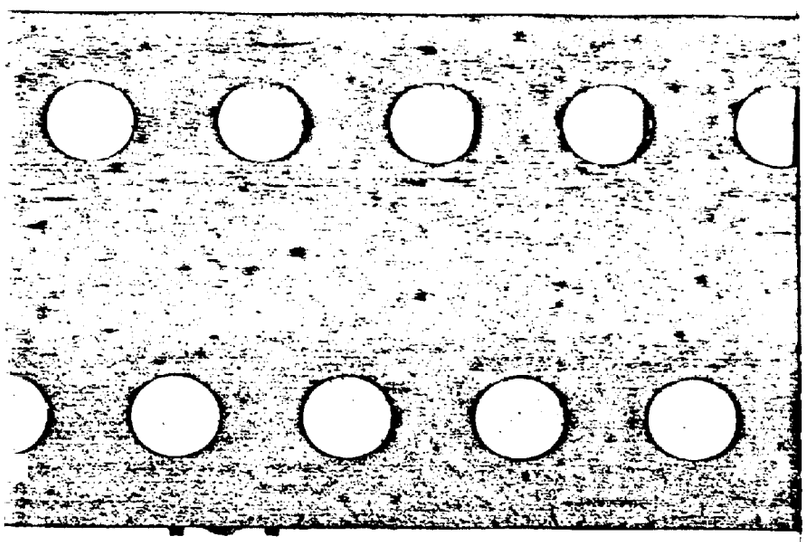
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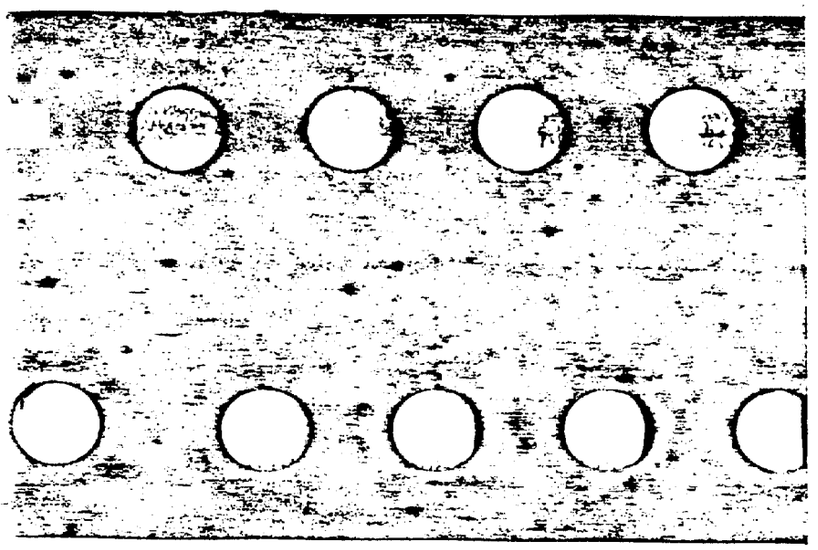
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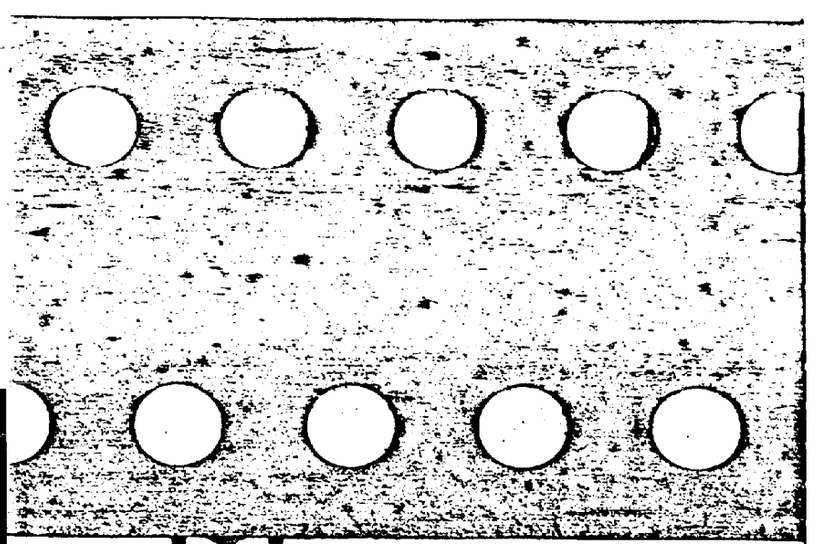
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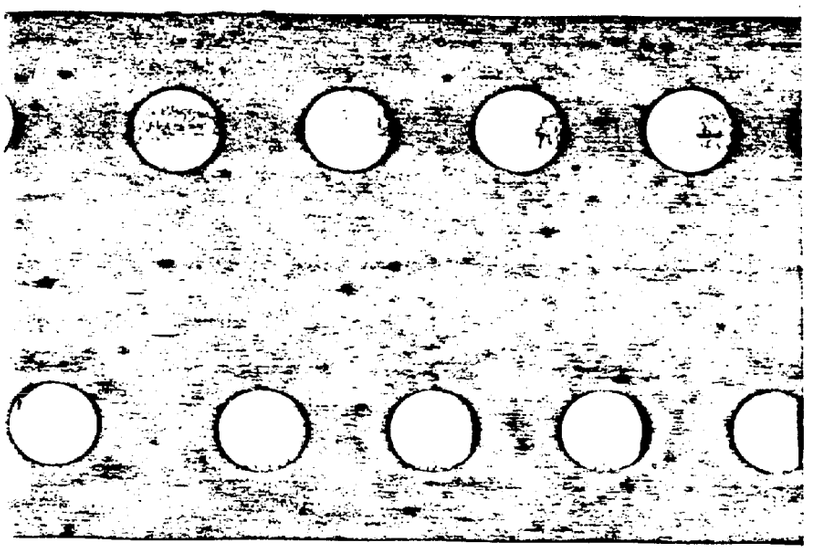
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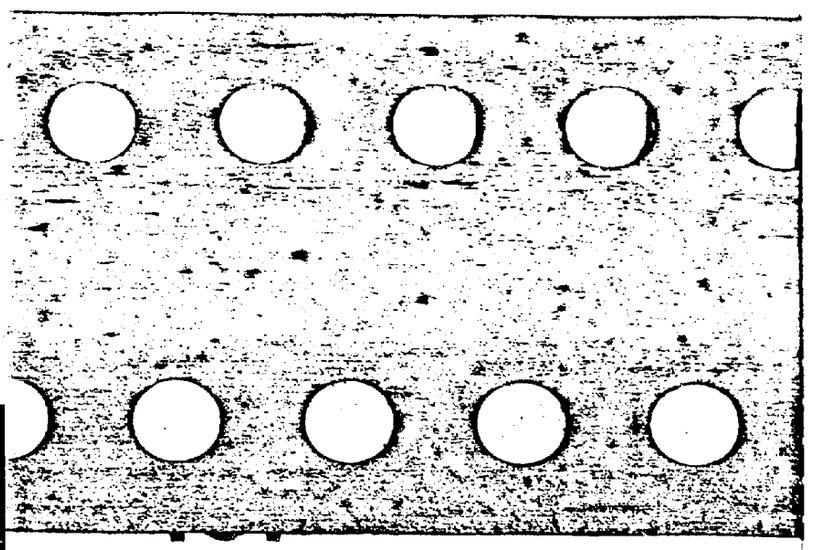
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2-21-95