This Instrument Prepared by
and Return to:

Morton M. Poznak
Schwartz & Freeman
401 N. Michigan Ave.
Suite 1900
Chicago, Illinois 60611

BOX 35
0027560 KBH

BOOK 9714 PG 150

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That CANTER CHASE ASSOCIATES, an Illinois limited partnership, for and in consideration of the sum of Ten and no/100 Dollars, does hereby bargain, sell, remise, release, quit claim and convey unto CANTER CHASE LIMITED PARTNERSHIP, an Illinois limited partnership, whose address is Bannockburn Lake Office Complex, 2355 Waukegan Road, Suite A-200, Bannockburn, Illinois 60015, all its right, title and interest in and to the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

See Exhibit A attached hereto

IN TESTIMONY WHEREOF, the said CANTER CHASE ASSOCIATES has caused its partnership name to be signed hereto by and through its proper partners duly authorized so to do this the 20 day of June, 1995.

CANTER CHASE ASSOCIATES,
an Illinois limited partnership

By: Balcor Realty Associates-IX,
an Illinois general partnership,
the general partner

By: The Balcor Company, a Delaware
corporation, a general partner

By: _____
Al Lieberman
Sr. V.P.

0071029 IDENTIF. & REFERENCE

95 JUN 28 AM 9:33
REGISTER
DAVIDSON COUNTY, TN.

PROPERTY ADDRESS:

1901 Murfreesboro Rd.
Nashville, Tennessee 37217

Tax Parcel I.D. No.

135-00-0
367

MAIL TAX NOTICES TO:

Canter Chase Limited Partnership
c/o Bannockburn Lake Office Complex
2355 Waukegan Road
Suite A-200
Bannockburn, Illinois 60015

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ -0-

_____
Affiant

Subscribed and sworn to before me this 20 day of June, 1995.

_____
Notary Public

My commission expires: _____

"OFFICIAL SEAL"
PAMELA JO LAZARUS
Notary Public, State of Illinois
My Commission Expires Sept. 16, 1997

STATE OF ILLINOIS)
)
COUNTY OF COOK)

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Before me, Pamela Jo Lazarus, a Notary Public of said State and County aforesaid, personally appeared Al Lieberman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Sr. V.P. of The Balcor Company, a Delaware corporation, a general partner of Balcor Realty Associates-IX, an Illinois general partnership, the general partner of Canter Chase Associates, an Illinois limited partnership, the within named bargainor, a partnership, and that he as such Sr. V.P., executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as Sr. V.P.

Witness my hand and seal, this 20 day of June, 1995.

Pamela Jo Lazarus
Notary Public

My Commission Expires:

_____

"OFFICIAL SEAL"
PAMELA JO LAZARUS
Notary Public, State of Illinois
My Commission Expires Sept. 16, 1997

MMP-16300\4933\CANTER.QT
04/24/95-10:12am

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southwest side of Murfreesboro Road approximately 2255 feet Northwest of the centerline of Franklin Limestone Road and also being shown as Lot Number One on the Center Chase Apartments Subdivision Plat as of record in Plat Book 6230, Page 12, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument located in the East margin of the extension of Harding Place at the Northwest corner of Houston T. Ezell as of record in Deed Book 7999, Page 890, R.O.D.C.; said point being located S35°48'30"W, 440.00 feet more or less from the centerline of Murfreesboro Road;

Thence, leaving said East margin S 54°11'30" E, 520.78 feet along the West boundary of Houston T. Ezell and the West boundary of Kwik Sak, Inc. as of record in Deed Book 7659, Page 128, to a point in what was the West boundary of Reserve Parcel 350 as shown on the Plat of Center Chase Apartments as of record in Plat Book 6230, Page 12, R.O.D.C.;

Thence, with said Reserve Parcel S 05°07'31" W, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5088, Page 31, R.O.D.C.;

Thence, leaving said Reserve Parcel 350 and with the Una Baptist Church North boundary, N 85°22'28" W, 55.42 feet to a point;

Thence, S 05°07'31" W, 572.80 feet to a point being a common corner with the Dewey Pedigo, Jr., Trustee property as of record in Deed Book 9546, Page 495, R.O.D.C.;

Thence, leaving the Una Baptist Church property and with Dewey Pedigo, Jr., Trustee boundary, S 50°05'40" W, 275.67 feet to a point;

Thence, N 79°53'10" W, 305.66 feet to a point;

Thence, S 23°28'00" W, 315.00 feet to a point in the North boundary of the Howard T. Cherry property as of record in Deed Book 1142, Page 408, R.O.D.C.;

Thence, leaving the Dewey Pedigo, Jr., Trustee property and with Cherry's North boundary, N 86°24'27" W, 851.60 feet to a point;

Thence, N 10°35'36" E, 48.03 feet to a point in the East margin of Harding Pace extension;

Thence, with said East margin, N 58°58'29" E, 48.38 feet to a point, said point being the beginning of a curve to the left;

Thence, with said curve, having a central angle of 23°28'09", a radius of 2566.48 feet, a chord bearing of N 47°22'29" E, and a curve distance of 1036.22 feet to a point;

Thence, N 35°48'30" E, 263.68 feet to a point in the South boundary line of the Buford R. Jones property as of record in Deed Book 5894, Page 128, R.O.D.C.;

Thence, leaving said East margin and with the Jones boundary, S 85°36'15" E, 58.86 feet to a point;

Thence, N 03°52'18" E, 91.75 feet to a point in the East margin of said extension;

Thence, leaving Jones' property with said East margin, N 35°48'30" E, 259.23 feet to the point of beginning;

Containing 21.58 acres, more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Together with an easement for the purpose of erecting and maintaining a sign for the Canter Chase Apartments or its successors or assigns as granted in that sign easement of record in Book 6196, page 738, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument located in the Southeast intersection of the proposed extension of Harding Place with the Southwest margin of Murfreesboro Road;

Thence, leaving the southwest margin of Murfreesboro Road, South 39 degrees 48 minutes 30 seconds West, 25.00 feet to a point; Thence, South 85 degrees 04 minutes 25 seconds West, 45.68 feet to a point; Thence, South 44 degrees 20 minutes 21 seconds West, 20.00 feet to a point; Thence, North 45 degrees 39 minutes 39 seconds West, 25.00 feet to a point in the East margin of said proposed extension of Harding Place; Thence, with said East margin, North 44 degrees 20 minutes 21 seconds East, 20.00 feet to a point being the beginning of a radius return to the right; Thence, with said East margin and the radius return to the right having a central angle of 81 degrees 28 minutes 09 seconds, a radius of 60.00 feet and a curve distance of 85.31 feet to the point of beginning. Containing 2,454 square feet. (.056 Acres)

Being the same property conveyed to Canter Chase Associates, an Illinios Limited Partnership, by deed from Kenneth R. Lokey, individually and as Trustee, of record in Book 6566, page 260, Register's Office of Davidson County, Tennessee.