BK 1458 PG 360

# QUITCLAIM DEED

BOOK 10245 PG 785

FROM: Principal Mutual Life Insurance Company, an Iowa corporation, Grantor

TO: Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership, Grantee

This Instrument was prepared by:
Robert Roepsch
Principal Mutual Life Insurance Company
711 High Street
Des Moines, Iowa 50392

Address New Owner(s) as Follows:

c/o Highwoods Properties, Inc.
Suite 950
2100 West End Avenue
Nashville, Tennessee 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Grantee

Map - Parcel Numbers

**Tract I**
Map 11A - Group C
Control Map 12D
Parcel 16.00

Map 159, Parcel 218

**Tract II**
Map 8M - Group C
Control Map 12D
Parcel 18.00

Map 159, Parcel 113

State of Tennessee, County of WILLIAMSON
Received for record the 31 day of
OCTOBER 1996 at 4:25 PM. (RECH 197812)
Recorded in official records
Book 1458 Page 360- 366
Notebook 57 Page 88
State Tax $ .00 Clerks Fee $ .00,
Recording $ 28.00, Total $ 28.00-
Register of Deeds SADIE WADE
Deputy Register BRENDA KING

96 NOV -1 AM 10:57

ELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0242428

IDENTIF. & REFERENCE

PICK-UP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero and No/100 Dollars ($-0-).

W. Brian Reames
Affiant

Sworn to and subscribed before me, this 31st day of October, 1996.

Julie A. Cassis
Notary Public

My Commission Expires: 5-23-98

NOTARY PUBLIC AT LARGE

6847 11/01 0101 03 CHECK
28.00

FOR AND IN CONSIDERATION OF the sum of Zero and No/100 Dollars ($-0-), the receipt and sufficiency of which are hereby acknowledged, Principal Mutual Life Insurance Company (the "Grantor") does quitclaim unto Highwoods/Tennessee Holdings, L.P. (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain tracts or parcels of land in Williamson and Davidson Counties, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as (a) Harpeth on the Green III, 105 Westpark Drive, Maryland Farms Office Park, Brentwood, Tennessee (with respect to Tract I as reflected on Exhibit A hereto), and (b) Harpeth on the Green IV, 100 Westwood Place, Maryland Farms Office Park, Brentwood, Tennessee (with respect to Tract II as reflected on Exhibit A hereto).

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This Quitclaim Deed is for the purpose of quitclaiming property according to the survey description which is substantially the same property as conveyed by the Special Warranty Deed of even date herewith.

Witness its hand this 29th day of October, 1996.

PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation

By R L Minear (SEAL)

R. L. Minear
Director
Corporate Real Estate

By Ronald B. Franklin (SEAL)

Ronald B. Franklin
Director
Commercial Real Estate
Closing/Loan Administration

BR:kvz:s:reo761:deed
10/24/96

BK 1459 PG 362

STATE OF IOWA )
)
COUNTY OF POLK )

BOOK 10245 PG 787

On this 29th day of October, 1996, before me, a Notary Public in and for said County, personally appeared R. L. Minear and Ronald B. Franklin to me personally known to be the identical persons whose names are subscribed to the instrument, who being each by me duly sworn did say that they are the Director, Corporate Real Estate and Director, Commercial Real Estate Closing/Loan Administration, respectively, of PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation, and that the seal affixed to the said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the aforesaid officers each acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by each of them voluntarily executed.

Sharon E. Rodish
Notary Public in and for Polk County Iowa

SHARON E. RODISH
MY COMMISSION EXPIRES
July 8, 1999

EXHIBIT A
(Williamson County Portion Phase III) BOOK 10245 PG 788
Tract I

Being a tract of land in the 15th Civil District of Williamson County, Brentwood, Tennessee and being known as Lot 16-C as recorded by the Final Plat of Maryland Farms - Section 9 in Plat Book 8, page 131, R.O.W.C., Tennessee and as per the Surveyor's Certificate of Correction as recorded in Book 628, page 02, R.O.W.C., Tennessee and being more particularly described as follows:

BEGINNING at an existing P.K. nail on the westerly right-of-way line of Westpark Drive, a 90-foot wide road, as recorded by the Final Plat of Maryland Farms - Section 3 in Book 8, page 9, R.O.W.C., Tennessee; said nail being 276.99 feet along said right-of-way line, northwardly and eastwardly of the easterly common property corner of Lot 16-B as recorded by the Final Plat of Maryland Farms - Section 9 and Lot No. 8 as recorded by the Final Plat of Maryland Farms - Section 3 in Book 8, page 9, R.O.W.C., Tennessee; said pin also being the northeasterly property corner of Lot No. 16-B; thence,

1. Leaving said right-of-way line, with the northerly property line of said Lot No. 16-B, N 56° 27' 55" W, 90.18 feet to an existing P.K. nail thence,
2. N 86° 19' 28" W, 161.05 feet to an existing iron pin; thence,
3. With a 12-foot radius non-tangent curve to the left, 13.75 feet to an existing tack in lead; said curve has a chord bearing and distance of N 53° 30' 30" W, 13.01 feet; thence,
4. N 86° 17' 17" W, 172.46 feet to an existing P.K. nail; thence,
5. S 03° 42' 37" W, 34.04 feet to an existing P.K. nail; thence,
6. N 86° 19' 18" W, 320.53 feet to an existing P.K. nail; thence,
7. S 03° 40' 42" W, 62.97 feet to an existing iron pin; said pin being on the northerly property line of Lot No. 17 as recorded by the Final Plat of Maryland Farms - Section 10 in Book 8, page 71, R.O.W.C., Tennessee; thence,
8. With the northerly property line of Lot No. 17, N 85° 53' 44" W, 62.82 feet to an existing iron pin; thence,
9. N 04° 03' 00" E, 396.35 feet to an existing iron pin on the Davidson/Williamson County line; said pin being the northwesterly property corner of the herein described tract; thence,
10. With said county line, S 86° 11' 21" E, 490.27 feet to an existing iron pin; said pin being the northwesterly property corner of Lot No. 16-A; thence,
11. With the westerly property line of Lot No. 16-A, S 03° 38' 29" W, 29.67 feet to an existing P.K. nail; thence,
12. N 86° 18' 07" W, 9.52 feet to an existing P.K. nail; thence,
13. S 03° 39' 57" W, 62.00 feet to an existing P.K. nail; thence,
14. S 86° 20' 03" E, 0.50 feet to an existing P.K. nail; thence,
15. S 03° 39' 56" W, 62.01 feet to an existing iron pin; thence,
16. N 89° 13' 49" W, 0.49 feet to an existing iron pin; thence,

BOOK 10245 PG 789

17. S 03° 42' 02" W, 106.95 feet to an existing iron pin; thence,
18. S 86° 19' 02" E, 91.04 feet to an existing P.K. nail; thence,
19. S 04° 07' 48" W, 7.01 feet to an existing hole in curb; thence,
20. S 86° 17' 14" E, 163.59 feet to an existing P.K. nail; thence,
21. S 56° 21' 11" E, 100.41 feet to an existing P.K. nail on the westerly right-of-way line of said Westpark Drive; thence,
22. With said right-of-way line, in a westwardly and southwardly direction with a 520.00-foot radius curve to the left, 37.83 feet to the point of beginning; said curve has a chord bearing and distance of S 33° 38' 06" W, 37.82 feet and containing 174,619 square feet or 4.009 acres, more or less.

BK 1458 PG 365

EXHIBIT A
(Davidson County Portion Phase III)
Tract I (continued)

BOOK 10245 PG 790

Being a tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee and being more fully described as follows:

BEGINNING at an existing iron pin at the northerly common property corner of Lots No. 16-A and 16-C as recorded by the Final Plat of Maryland Farms - Section 9 in Book 8, page 131, R.O.W.C., Tennessee and as per the Surveyor's Certificate of Correction in Book 628, page 02, R.O.W.C., Tennessee; said point also being located on the Davidson-Williamson County line; thence,

1. With the northerly property line of Lot 16-C and said county line, N 86° 11' 21" W, 490.27 feet to an existing iron pin; thence,
2. Leaving said county line, N 04° 03' 00" E, 53.42 feet to a point on the southerly right-of-way line of Old Hickory Boulevard, a 120-foot wide road, as recorded by the Right-of-Way Dedication Plat in Book 5200, page 480, R.O.D.C., Tennessee; thence,
3. With the southerly right-of-way line of said road, S 88° 09' 09" E, 490.13 feet to a point; thence,
4. Leaving said right-of-way line, S 03° 38' 29" W, 70.21 feet to the point of beginning and containing 30,292 square feet or 0.695 acres, more or less.

Together with Easements Appurtenant thereto as set forth in Book 842, page 195, Register's Office for Williamson County, Tennessee, and Book 8077, page 328, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Principal Mutual Life Insurance Company by deed in Book 1039, page 925, Register's Office for Williamson County, Tennessee and Deed of Correction in Book 1073, page 463, Register's Office for Williamson County, Tennessee and in Book 8829, page 131, Register's Office for Davidson County, Tennessee, and Deed of Correction in Book 8944, page 6, Register's Office for Davidson County Tennessee.

The foregoing metes and bounds description is derived from the survey prepared for Highwoods/Tennessee Holdings, L.P. by John O. Spry (Tennessee Registered Land Surveyor #727) dated September 3, 1996, last revised October 29, 1996, said Surveyor's address being c/o Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.

BR\ms\s:reo761\exhasur
10/18/96

BK 1458 PG 366

Exhibit A
(Davidson and Williamson County)
Phase IV
Tract II

BOOK 10245 PG 791

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee and in the 15th Civil District of Williamson County and within the City of Brentwood, Tennessee; said tract being Lot 49, Maryland Farms, Section 41 as shown on the plat of record in Plat Book 12, Page 140 and Book 13, page 144, Register's Office for Williamson County, Tennessee and being more fully described as follows:

BEGINNING at an iron pin set on the north right-of-way line of Westwood Place at the northwest corner of Lot 17 in Section 10, Maryland Farms as recorded in Book 8, Page 71, Register's Office for Williamson County, Tennessee and proceeding as follows:

1. Westwardly with the north right-of-way line of Westwood Place, 76.14 feet with the arc of a curve to the left that has a radius of 50 feet and a chord bearing and distance of N 63° 03' 02" W, 68.99 feet to an iron pin set; thence
2. Leaving Westwood Place, N 16° 46' 21" W, 10.01 feet to a point on the water meter; thence
3. N 03° 42' 52" E, 66.48 feet to an iron pin set; thence
4. N 86° 00' 09" W, 361.50 feet to an existing iron pin on the east margin of Section 7, Maryland Farms as recorded in Book 8, Page 39, Register's Office for Williamson County, Tennessee; thence
5. With said margin, N 01° 51' 06" E, 322.03 feet to an existing iron pin on the south right-of-way line of Old Hickory Boulevard, a 120-foot road; thence
6. With said line, S 88° 09' 09" E, 602.38 feet to an existing iron pin at the northwest corner of Lot 16C of Section 9, Maryland Farms as recorded in Book 8, Page 131, Register's Office for Williamson County, Tennessee; thence
7. With the west line of Lot 16C, S 04° 03' 00" W, 439.85 feet to an existing iron pin on the north line of Lot 17; thence
8. With said line, N 86° 01' 55" W, 143.95 feet to an existing iron pin; thence
9. S 70° 32' 17" W, 18.14 feet to the BEGINNING and containing 219,198 square feet or 5.032 acres, more or less.

Together with Easements Appurtenant thereto as set forth in Book 842, page 195, Register's Office for Williamson County, Tennessee and Book 8077, page 328, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Principal Mutual Life Insurance Company by deed of record in Book 1039, page 931, Register's Office for Williamson County, Tennessee and Deed of Correction in Book 1073, page 469, Register's Office for Williamson County, Tennessee and Book 8829, page 126, Register's Office for Davidson County, Tennessee and Deed of Correction in Book 8944, page 1, Register's Office for Davidson County, Tennessee.

The foregoing metes and bounds description is derived from the survey prepared for Highwoods/Tennessee Holdings, L.P. by John O. Spry (Tennessee Registered Land Surveyor #727) dated September 3, 1996, last revised October 29, 1996, said Surveyor's address being c/o Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.

10/18/96/BR:jb/s:reo762/exhasur