Richard A. Toelke
Bingham Dana, LLP
150 Federal Street
Boston, Massachusetts 02110

35

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HERITAGE REALTY LIMITED PARTNERSHIP	HERITAGE REALTY LIMITED PARTNERSHIP	64-16, 27
(NAME)	(NAME)	
c/o NET PROPERTIES MANAGEMENT 535 BOYLSTON STREET	c/o NET PROPERTIES MANAGEMENT 535 BOYLSTON STREET	64-16, 28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Boston, MA 02116	Boston, MA 02116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, NET REALTY HOLDING TRUST, a trust organized under the laws of the Commonwealth of Massachusetts (the "Grantor"), by these presents does hereby quitclaim and convey unto HERITAGE REALTY LIMITED PARTNERSHIP, a Delaware limited partnership (the "Grantee"), its successors and assigns, all its right, title and interest in and to following described tract of land:

STATE STAMP CODE VERIFIED 13.00

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

99 JUL -9 PM 2:45

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

16001090

This is improved property known as: Lebanon Pike, U.S. 70N, Nashville, Tennessee.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

The actual consideration for this transfer of $1.00

Subscribed and sworn to before me, this the 9th day of July 1999

KARIN M. KOSMENKO
Notary Public
My Commission Expires February 16, 2001

My commission expires: _____
(Affix Seal)

Affiant

Notary Public

Witness my hand as of ~~this~~ the 9th day of July, 1999, the Trust having caused its name to be signed hereto by its duly Authorized Representative on said day and date.

NET REALTY HOLDING TRUST

By: _____
Name: Thomas C. Prendergast
Title: Authorized Representative

BUSDOCS:757461.1

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Personally appeared before me, Karin M. Kosmenko, a Notary Public in and for said County and Commonwealth, Thomas C. Prendergast, 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 Authorized Representative of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of July, 1999.

Karin M. Kosmenko
KARIN M. KOSMENKO Notary Public
Notary Public
My Commission Expires February 16, 2001

My Commission Expires:_____

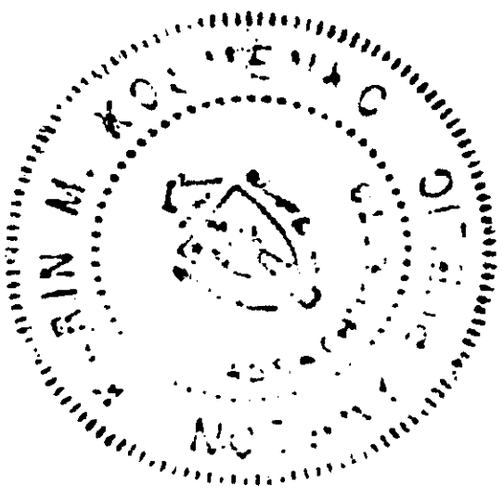


EXHIBIT "A"

OAKWOOD COMMONS SHOPPING CENTER LAND

Tract 1

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the east boundary line of Reserved Parcel "A", Jackson Square, Section Five, revised, as recorded in Plat Book 5800, page 159, Register's Office for Davidson County, Tennessee, that is N 1 deg. 30'19" E, 596.96 feet from a concrete monument on the north right-of-way line of Lebanon Pike at the southeast corner of Jackson Square Commercial Subdivision, Section Two, as recorded in Plat Book 4885, page 2, said Register's Office; thence,

1. With the east boundary line of Jackson Square, Section Five, revised N 1 deg. 30'19" E, 340.00 feet to a concrete monument in Gilbert S. Merritt's south property line; thence,

2. With Merritt's south line, S 87 deg. 09'53" E, 705.63 feet to a concrete monument; thence,

3. With the boundary line with Charles H. Turner as recorded in Deed Book 4019, page 217, said Register's Office, S 6 deg. 08'21" W, 124.86 feet; thence,

4. N 87 deg. 42'39" W, 340.73 feet; thence,

5. S 2 deg. 11'53" W, 209.98 feet; thence,

6. N 87 deg. 29'48" W, 352.17 feet to the point of beginning and containing 163,614 square feet or 3.756 acres.

Tract 3

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of land formerly owned by Gilbert S. Merritt as of record in Deed Book 1302, page 218, Register's Office for Davidson County, Tennessee. Said tract is a portion of Lot No. 1 and all of Out-Parcel 1 on the Final Plat of Oakwood Commons as of record in Plat Book 6900, page 639, said Register's Office, and more particularly described as follows:

Beginning at an existing iron pin on the north right-of-way line of Lebanon Pike, U.S. 70, the southeast corner of Out-Parcel 2 and proceeding as follows:

1. Leaving the north right-of-way line of Lebanon Pike and with the property line of Out-Parcel No. 2 N 2 deg. 50'07" E, 158.04 feet to a concrete monument set; thence,

2. N 87 deg. 09'53" W, 68.00 feet to a concrete monument set; thence,

3. 100.52 feet along the arc of a curve to the right, having a radius of 261.80 feet, a central angle of 21 deg. 59'59" and a chord bearing and distance of N 76 deg. 09'54" W, 99.91 feet to a concrete monument set; thence,–

4. 118.68 feet along the arc of a curve to the left, having a radius of 309.08 feet, a central angle of 21 deg. 59'59" and a chord bearing and distance of N 76 deg. 09'54" W, 117.95 feet to a concrete monument set; thence,

5. N 87 deg. 09'53" W, 10.39 feet to a point, said point is the original common property line of Charles H. Turner as of record in Deed Book 4019, page 217, said Register's Office, and Merritt's; thence,

6. Leaving the property line of Out-Parcel 2 and with Turner's property line N 4 deg. 27'40" E, 226.55 feet to a point; thence,

7. Continuing with said common line N 5 deg. 15'17" E, 363.77 feet to a point; thence,

8. N 5 deg. 31'56" E, 139.05 feet to a concrete monument set; thence,

9. Leaving Turner's easterly property line S 87 deg. 09'53" E, 556.06 feet to a concrete monument set; thence,

10. S 62 deg. 49'52" E, 57.53 feet to a concrete monument set; thence,

11. 355.65 feet along the arc of a curve to the right having a radius of 290.58 feet, a central angle of 70 deg. 07'38" and a chord bearing and distance of S 27 deg. 46'03" E, 333.86 feet to a concrete monument set; thence,

12. S 7 deg. 17'46" W, 288.03 feet to a concrete monument set; thence,

13. 206.43 feet along the arc of a curve to the left having a radius of 1404.62 feet, a central angle of 8 deg. 25'13" and a chord bearing and distance of S 3 deg. 05'10" W, 206.24 feet to a concrete monument set; thence,

14. S 1 deg. 07'27" E, 103.50 feet to a concrete monument set; thence,

15. 40.01 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 91 deg. 42'14" and a chord bearing and distance of S 44 deg. 43'40" W, 35.88 feet to a concrete monument set; thence,

16. Westwardly, with the north right-of-way line of Lebanon Pike, 115.50 feet along the arc of a curve to the right having a radius of 1874.86 feet, a central angle of 3 deg. 31'47" and a chord bearing and distance of N 87 deg. 39'20" W, 115.48 feet to a concrete monument set; thence,

17. N 85 deg. 53'27" W, 174.71 feet to a concrete monument set; thence,

18. 184.29 feet along the arc of a curve to the left having a radius of 17,225.00 feet, a central angle of 0 deg. 36'47" and a chord bearing and distance of N 86 deg. 11'50" W, 184.29 feet to the point of beginning and containing 662,532 square feet or 15.210 acres, more or less.

For title to Tracts 1 and 3 see Warranty Deed from The Mitchell Company to William J. McCarthy, John J. McCarthy, Jr., John E. Amaral, and Robert M. Sullivan as Trustees of Net Realty Holding Trust dated June 28, 1989 of record in Book 7877, Page 344, Register's Office for Davidson County, Tennessee.