QUIT CLAIM DEED

Instr:200001100003210 Page: 1 OF 5
REC'D FOR REC 01/10/2000 1:39:02PM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Shelley L. Dunck, Esq.
Equity Residential Properties Trust
2 North Riverside Plaza, Suite 400
Chicago, Illinois 60606

QUIT CLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ERP Operating Limited Partnership c/o Equity Residential Properties Trust Two North Riverside Plaza, Suite 400 Chicago, Illinois 60606	Property Tax Department P.O. Box 3879 Chicago, Illinois 60606	103-16-19.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, EQR-TENNESSEE LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantor"), does hereby bargain, sell, remise, release, quitclaim and convey unto ERP OPERATING LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto, together with the buildings, structures and improvements thereon (the "Property").

This is improved property known as Brixworth Apartments, 101 Brixworth Lane, Nashville, Tennessee

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 29th day of December, 1999.

EQR-TENNESSEE LIMITED PARTNERSHIP,
an Illinois limited partnership

By: ERP Operating Limited Partnership, an Illinois limited partnership, a general partner

By: Equity Residential Properties Trust, a Maryland real estate investment trust, Its general partner

By: Shelley Dunck
Name: Shelley Dunck
Its: First Vice President

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public, Shelley Dunck, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the First Vice President of EQUITY RESIDENTIAL PROPERTIES TRUST, a Maryland real estate investment trust that is general partner of ERP OPERATING LIMITED PARTNERSHIP, an Illinois limited partnership that is a general partner of EQR-TENNESSEE LIMITED PARTNERSHIP, an Illinois limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 29th day of December, 1999.

Lisa Curran
Notary Public

My Commission Expires:

OFFICIAL SEAL
LISA CURRAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/07/01

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

The actual consideration or value (whichever is greater) of the real property being transferred is $_____-0-_____.

Affiant

Subscribed and sworn to before me, this 29th day of Dec, 1999.

Notary Public

My Commission Expires:

OFFICIAL SEAL
LISA CURRIE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/07/01

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Exhibit A

Legal Description

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Vine Court and Harding Road being Lot No. 1 as shown on the Plan of Brixworth Apartments as of record in Book 5800, page 202, R.O.D.C., and a portion of Ensworth Avenue closed by Metropolitan Council Bill No. 083-1344, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Vine Court, said point being the southerly terminus of a curve return to the southerly right-of-way line of Harding Road;

Thence, with said westerly right-of-way line, South 01 deg. 20 min. 00 sec. West 231.68 feet to an iron pin;

Thence, with the southerly terminus of Vine Court, South 88 deg. 40 min. 00 sec. East 25.00 feet to an iron pin in the centerline of Ensworth Avenue closed by Metropolitan Council Bill No. 083-1344;

Thence, with said centerline, South 01 deg. 20 min. 00 sec. West, 189.00 feet to an iron pin in the northerly terminus of Ensworth Avenue;

Thence, with said terminus, North 88 deg. 40 min. 00 sec. West, 25.00 feet to an iron pin;

Thence, with said westerly right-of-way of Ensworth Avenue, South 01 deg. 20 min. 00 sec. West 521.89 feet to a concrete monument;

Thence, leaving said right-of-way line with the northerly line of property conveyed to Richard Treadway et ux by deed of record in Book 4993, page 500, R.O.D.C., North 86 deg. 36 min. 02 sec. West, 349.02 feet to a concrete monument;

Thence, leaving said line with the easterly line of Windsor Tower Condominium Apartments as of record in Book 5200, page 71, R.O.D.C., the following calls:

North 01 deg. 40 min. 18 sec. East 175.23 feet to an iron pin;

North 35 deg. 19 min. 40 sec. East 285.86 feet to an iron pin;

North 21 deg. 06 min. 46 sec. West 376.34 feet to an iron pin in the southerly right-of-way line of Harding Road;

Thence, with said right-of-way line with a curve to the right, 351.46 feet to an iron pin, said curve having a central angle of 07 deg. 08 min. 22 sec., a radius of 2,820.50 feet, a tangent of 175.96 feet, and a chord of North 58 deg. 15 min. 25 sec. East 351.23 feet;

Thence, continuing with said right-of-way line with a curve to the right, 52.14 feet to the point of beginning, said curve having a central angle of 119 deg. 30 min. 22 sec., a radius of 25.00 feet, a tangent of 42.87 feet, and a chord of South 58 deg. 25 min. 11 sec. East, 43.19 feet.

Containing 258,400 square feet or 5.93 acres, more or less.

Being the same property conveyed to ERP Operating Limited Partnership, an Illinois limited partnership, by Special Warranty Deed from JMB Institutional Apartment Partnership-I, an Illinois limited partnership, of record in Book 10172, page 341, Register's Office for Davidson County, Tennessee.