File 35
CTIC

THIS INSTRUMENT PREPARED BY:
Richard A. Toelke, Esq.
Bingham Dana LLP
150 Federal Street
Boston, MA 02110

Davidson County DEEDQC
Recvd: 09/28/00 14:17 3pgs
Fees:14.00 Taxes:0.00
20000928-0096130

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heritage SPE LLC	Heritage Property Investment Limited Partnership	Map: 64-16
535 Boylston Street	535 Boylston Street	Parcel: 20, 22, 23, 24, 25, 27, 28
Boston, MA 02116	Boston, MA 02116	

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, HERITAGE PROPERTY INVESTMENT LIMITED PARTNERSHIP, a Delaware limited partnership, f/k/a Heritage Realty Limited Partnership, a Delaware limited partnership (the **"Grantor"**), by these presents does hereby quitclaim and convey unto HERITAGE SPE LLC, a Delaware limited liability company, (the **"Grantee"**), successors and assigns, all of Grantor's right, title and interest in and to the following described tract of 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.

Being the same property conveyed to Heritage Realty Limited Partnership by Quitclaim Deed from Net Realty Holding Trust of record in Book 11567, page 308, Register's Office for Davidson County, Tennessee. (as to Tracts 1 and 3) The said Heritage Realty Limited Partnership having since changed its name to Heritage Property Investment Limited Partnership of record in Book 11628, page 735, said Register's Office.

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 28th day of Sept. 20 00
The actual consideration for this transfer is $ 1.00

My commission expires: 8-21-02 (Affix Seal)
Notary Public

Witness our hand this 26th day of September, 2000, the corporate party, if any, has/have caused its name to be signed hereto by its duly authorized officers on said day and date.

HERITAGE PROPERTY INVESTMENT LIMITED PARTNERSHIP

By: Heritage Property Investment Trust, Inc.,
its general partner

Name:
Title: LOUIS C. ZICHT, VICE PRESIDENT

STATE OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, Linda S. Messer, a Notary Public in and for said County and State, Louis C. Zicht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Louis C. Zicht 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 26th day of September, 2000

Linda S. Messer
Notary Public

My Commission Expires:

LINDA S. MESSER
MY COMMISSION EXPIRES
FEBRUARY 23, 2001