Box 49
47301

LTIC File No. _____ / CLT File No. HAL200011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF JUNE, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8.27.03

REBECCA ANN DAVIS
MY COMMISSION EXPIRES
August 27, 2003

THIS INSTRUMENT PREPARED BY:
Robert J. Riek, Esq.
RIEK & WELLS, P.C
3700 THANKSGIVING TOWER
1601 ELM STREET
DALLAS, TEXAS 75225

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
20 E. 53rd Street, 8th Floor	New York, NY 10022	106/125

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, **NHP SUMMIT, L.P., a Delaware limited partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RCP SUMMITTREE, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

PLEASE SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Being the same property conveyed to Grantor by Deed of Record in Book 9598, Page 987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

PLEASE SEE ATTACHED EXHIBIT "B".

Davidson County DEEDWARR
Recvd: 06/19/01 12:48 4pgs
Fees:19.00 Taxes:24605.00
20010619-0064950

302857_1/8670-01(4648)

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTORS do hereby covenant with the said GRANTEE that they are lawfully seized in fee of the aforesaid real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons, by through, and under grantor but not otherwise. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 15 day of June, 2001.

NHP SUMMIT, L.P.,
a Delaware limited partnership

By: Doubletree I GP, Inc.,
a Delaware corporation
general partner

By: _____
Michael J. Jaynes,
Senior Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the county and State aforesaid, personally appeared Michael J. Jaynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Senior Vice President of Doubletree I GP, Inc., a Delaware corporation, the General Partner of NHP SUMMIT, L.P., a Delaware limited partnership, the within named bargainor, and that as such General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself on behalf of the partnership.

WITNESS my hand and official seal at Frisco, Texas, this 14 day of June, 2001.

_____
NOTARY PUBLIC

My Commission Expires: 8-27-03

REBECCA ANN DAVIS
MY COMMISSION EXPIRES
August 27, 2003

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.9, ON THE PLAN OF PLUS PARK, SECTION 9, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 113, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 54 OF HILL-N-DALE ACRES AS RECORDED IN BOOK 2900, PAGE 33 IN THE RECORDERS OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THE SOUTHWEST CORNER OF HOUSTON EZELL PROPERTY; THENCE SOUTH 05 DEGREES 28 MINUTES 06 SECONDS WEST, ALONG THE WESTERLY LINE OF LOTS 54 & 53, A DISTANCE OF 183.64 FEET, TO THE NORTHEAST CORNER OF LOT 48 IN SAID HILL-N-DALE ACRES; THENCE SOUTH 68 DEGREES 28 MINUTES 23 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 48, A DISTANCE OF 311.41 FEET, TO NORTHERLY RIGHT-OF-WAY OF BUNKERHILL DRIVE; THENCE SOUTH 36 DEGREES 35 MINUTES 43 SECONDS WEST, A DISTANCE OF 329.16 FEET, TO POINT ON NORTHERLY RIGHT-OF-WAY OF HAVENHILL DRIVE; THENCE SOUTH 37 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF HAVENHILL DRIVE, A DISTANCE OF 53.75 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HAVENHILL DRIVE; THENCE SOUTH 37 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF 305.91 FEET, TO A WESTERLY CORNER OF LOT 28 OF SAID HILL-N-DALE ACRES; THENCE SOUTH 04 DEGREES 08 MINUTES 15 SECONDS WEST, A DISTANCE OF 272.92 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF DEERVALE DRIVE; THENCE SOUTH 60 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF DEERVALE DRIVE, A DISTANCE OF 164.45 FEET, TO THE NORTHWEST CORNER OF LOT 26 OF SAID HILL-N-DALE ACRES; THENCE SOUTH 29 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 26, A DISTANCE OF 275.95 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE SOUTH 50 DEGREES 40 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 26, A DISTANCE OF 93.40 FEET TO A POINT; THENCE SOUTH 24 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG LOT 100 OF HILL-N-DALE SECTION 2 RECORDED IN BOOK 4175 PAGE 5 IN THE RECORDERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, A DISTANCE OF 311.57 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GIANT OAK DRIVE; THENCE SOUTH 04 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 73.70 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 99 OF SAID HILL-N-DALE SECTION 2; THENCE NORTH 87 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 196.50 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PLUS PARK BOULEVARD; THENCE NORTH 01 DEGREES 18 MINUTES 44 SECONDS EAST, ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 205.63 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE WITH A RADIUS TO THE LEFT OF 340.34 FEET AND AN ARC LENGTH OF 231.86 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 18 DEGREES 12 MINUTES 16 SECONDS WEST WITH A LENGTH OF 227.40 FEET TO A POINT; THENCE NORTH 37 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 162.88 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 292.33 FEET AND AN ARC LENGTH OF 290.85 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 13 MINUTES 06 SECONDS WEST WITH A LENGTH OF 279.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 14 MINUTES 44 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 41.90 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 806.61 FEET AND AN ARC LENGTH OF 266.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST WITH A LENGTH OF 265.41 FEET, TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY OF PARK PLUS BOULEVARD, SOUTH 89 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 225.00 FEET, TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST, A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 20 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 220.01 FEET TO A POINT; THENCE NORTH 60 DEGREES 45 MINUTES 41 SECONDS EAST, A DISTANCE OF 500.84 FEET TO A POINT; THENCE NORTH 76 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 100.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 204.31 FEET TO A POINT; THENCE NORTH 35 DEGREES 44 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.93 FEET TO A POINT; THENCE SOUTH 68 DEGREES 39 MINUTES 27 SECONDS EAST, A DISTANCE OF 77.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.12 ACRES, MORE OR LESS.

EXHIBIT "B"

EXCEPTIONS

1. Taxes for the year 2001 which are not yet due and payable.

2. Rights of tenants in possession.

3. The following matters shown on Plat recorded in Book 4460, Page 113:
   a. 30' minimum building setback line;
   b. 10' public utility and drainage easement;
   c. 15' public utility and drainage easement;
   d. Restrictions as set forth in Owner's Certificate concerning the prohibition against Resubdividing, Altering or Changing the Lot so as to produce less area than established by the Plat until otherwise approved by the Metropolitan Planning Commission.

4. Terms and provisions of Laundry Lease of record in Book 10788, Page 490.

5. Easements to BellSouth Telecommunications, Inc., as set forth in instrument recorded in Book 11014, Page 872 and re-recorded in Book 11038, Page 852.

6. Survey Number 17610 dated May 7, 2001, last revised June 11, 2001, prepared by U.S. Surveyor, Surveyors, indicates the following:
   a. Mislocated fence within the southerly, easterly, northeasterly, northerly and northwesterly property lines;
   b. 20' rear minimum building setback line;
   c. Building C-10 encroaches onto the 30' minimum building setback line by 0.5 feet.