Box 49

SPECIAL WARRANTY DEED

The actual consideration or value, whichever is greater, for this transaction is $ 14,700,000.00.

Leon May
Affiant

Subscribed and sworn to before me on July 6, 2001.

Pamela B. Hampton
Notary Public

My Commission Expires 12/17/03

Commission Expires: _____.

PAMELA B. HAMPTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:

Bingham Dana LLP
1120 Twentieth Street, N.W.
Washington, D.C. 20036

Address New Owner as follows:

BOP, LLC
230 Ensworth Avenue
Davidson Nashville, Tennessee 37203
Map No.

Map and Parcel #:

Parcels 21, 132 and 134
as shown on
County Property
116-3

Address of the Property:

4525 and 4515 Harding Road
103 Woodmont Boulevard

[Continued on Following Page]

Davidson County DEEDWARR
Recvd: 07/09/01 09:58 8pgs
Fees:43.00 Taxes:54390.00
20010709-0072691

SPECIAL WARRANTY DEED

COMMONWEALTH OF MASSACHUSETTS §
§KNOW ALL MEN BY THESE
COUNTY OF SUFFOLK §PRESENTS

THAT OLYMPIA PROPERTIES L.L.C., a Washington limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **BOP, LLC** ("**Grantee**") that certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with all right, title, and interest appurtenant thereto (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B attached hereto and incorporated herein by this reference, and all other matters legally affecting the Property (hereinafter referred to collectively as the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto otherwise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor but not otherwise, subject only to the Permitted Encumbrances and all other matters legally affecting the Property.

The obligations of Grantor are binding only on Grantor and Grantor's assets and shall not be personally binding upon, nor shall any resort be had to, the private properties of any of the partners, officers, directors, shareholders or beneficiaries of Grantor, or of any partners, officers, directors, shareholders or beneficiaries of any partners of Grantor, or of any of Grantor's employees or agents and any liability of Grantor hereunder shall be expressly limited as set forth in Sections 7.3, 8.2, 8.3 and 13.1 of the Agreement of Purchase and Sale dated as of May 2, 2001 pursuant to which this conveyance is made.

Grantee's address is: 230 Ensworth Avenue, Nashville, Tennessee

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 6th day of July, 2001.

OLYMPIA PROPERTIES L.L.C., a Washington limited liability company

By: Bartwood L.L.C., a Massachusetts limited liability company, Managing Member

By: Realty Associates Advisors LLC, a Delaware limited liability company, Manager

By: Realty Associates Advisors Trust, a Massachusetts business trust, sole member

By: _____
Andrew M. Neher
Senior Vice President

Commonwealth of Massachusetts)
County of Suffolk) ss:

I, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Andrew M. Neher personally appeared before me in said jurisdiction and acknowledged himself or herself to be the Senior Vice President, sole member of the manager of Bartwood L.L.C., the managing member of Grantor in the foregoing and annexed Special Warranty Deed bearing date as of the 6th day of July, 2001, who, being by me first duly sworn, acknowledged said instrument to be the act and deed thereof, and that by virtue of the authority conferred upon him or her, executed and delivered the same as such for the purposes therein contained.

WITNESS my hand and official seal this 6th day of July, 2001.

_____
Notary Public

SHARON A. DONOVAN, Notary Public
My Commission Expires November 27, 2003

My Commission Expires: _____

SHARON A. DONOVAN NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS U.S.A.

DCDOCS:250241.1

EXHIBIT "A"

Tract I:

Being a parcel of land in the First Civil District, Thirty-Fourth Councilmanic District, Nashville, Davidson County, Tennessee, located on the Southeasterly margin of Harding Road, also being Lot No. 1 as shown on the recorded subdivision plat of Revision of Lots 1, 2, 4, and 5, of record in Plat Book 4660, Page 59, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the Southeasterly margin of Harding Road, said point being 994 feet more or less from the centerline of Woodmont Boulevard and being the northeast corner of the Richard J. Eskind, et.ux. property of record in Book 9093, Page 49, R.O.D.C.

THENCE, with said southeasterly margin of Harding Road N 45° 30' 00" E. 415.81' to a point in the northeastly corner of Lot No. 2;

THENCE, with said easterly line of Lot No. 2 of said Revision of Royal Oaks the following calls:

S 44° 30' 29" E. 150.94 feet to a point;
S 31° 10' 23" E. 125.14 feet to a point;
S 41° 48' 00" E. 87.04 feet to a point in the northerly boundary of said Lot No. 2;

THENCE, with said northerly boundary of Lot No. 2, the following calls:

S 48° 11' 31" W. 306.50 feet to a point;
S 37° 48' 00" E. 20.04 feet to a point;
S 48° 11' 31" W. 104.10 feet to a point in the westerly boundary of Richard J. Eskind, et. ux. of record in Book 9093, Page 48, R.O.D.C.

THENCE, with said westerly boundary N 39° 48' 00" W. 361.55' to the point of beginning.

Containing 148,532 square feet or 3.41 acres, more or less.

Tract II:

Being a parcel of land in the First Civil District, Thirty-Fourth Councilmanic District, Nashville, Davidson County, Tennessee, located west of Woodmont Boulevard on the Southeasterly margin of Harding Road, also being Lot No. 4 as shown on the recorded subdivision plat of Revision of Lots 1, 2, 4, and 5, Royal Oaks of record in Plat Book 4660, Page 59, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point on the southeasterly margin of Harding road, said point being a common corner with Chris C. Pardue property of record in Book 7826, Page 977, R.O.D.C., and located 235 feet more or less from the centerline of Woodmont Boulevard;

THENCE, with the westerly property line of Chris C. Pardue, S 39° 07' 00" E, 200.00 feet to a point in the southwesterly corner of said Pardue Property;

THENCE, with said southerly boundary N 46° 26' 00" E, 42.60 feet to a point in the Northwesterly corner of Lot 5, Revision of Lots 1, 2, 4, and 5, Royal Oaks, of record in Plat Book 4660, Page 59, R.O.D.C.

THENCE, with said common line of Lot No. 5, the following calls:

S 36° 57' 00" E, 83.60 feet to a point;
S 53° 03' 00" W, 10.00 feet to a point;
S 36° 57' 00" E, 66.40 feet to a point in the Northerly boundary of Lot No. 3, Revision of Lots 1, 2, 4, and 5, of record in Plat Book 4660, Page 59, R.O.D.C.

THENCE, with said northerly line of Lot No. 3, S 48° 12' 00" W, 299.30 feet to a point in the easterly boundary of Lot 2of said Revision of Royal Oaks;

THENCE, with said easterly boundary of Lot No. 2, the following calls:

N 41° 48' 00" W, 50.73 feet to a point;
N 31° 10' 22" W, 126.72 feet to a point;
S 44° 30' 29" E, 159.08 feet to a point in the southerly margin of Harding Road;

THENCE, with said margin of Harding Road N 45° 30' 00" E, 273.19 feet to the point of beginning;

Containing 96,066 square feet or 2.21 acres more or less.

Tract III:

Being a parcel of land in the First Civil District, Thirty-Fourth Councilmanic District, Nashville, Davidson County, Tennessee, located on the westerly margin on Woodmont Boulevard, also being Lot No. 5 as shown on the recorded subdivision plat of Revision of Lots 1, 2, 4, and 5, Royal Oaks of record in Plat Book 4660, Page 59, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the Westerly right-of-way of Woodmont Boulevard, said point being S 39° 07' 00" E, 203.30' from the southeasterly margin of Harding Road, said point being the southeast corner of Chris C. Pardue property of record in Book 7826, Page 977, R.O.D.C.;

THENCE, with said westerly right-of-way S 39° 07' 00" E, 78.40 feet to a point in the Northeasterly corner of Lot 3, Royal Oaks of record in Plat Book 4300, Page 201, R.O.D.C.

THENCE, with said northerly line of Lot 3, S 51° 13' 00" W, 173.20 feet to a point, said point being in the easterly line of Lot 4, Revision of Lots 1, 2, 3, 4, and 5, Royal Oaks of record in Plat Book 4660, Page 59, R.O.D.C.;

THENCE, with said easterly line of Lot No. 4 the following calls;

N 36° 57' 00" W, 82.10 feet to a point;
N 53° 03' 00" E, 10.00 feet to a point;
N 36° 57' 00" W, 83.60 feet to a point in the southerly boundary line of said property conveyed to Chris C. Pardue;

THENCE, with said southerly line N 46° 26' 00" E, 200.00 feet to the point of beginning.

Containing 28,304 square feet or 0.65 acres, more or less.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Real estate taxes, a lien not yet due and payable and all general and special assessments.

2. Rights of parties in possession as tenants only pursuant to unrecorded leases.

3. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property

4. Sixty (60) foot building setback restrictive covenant as set out in Paragraph 4 of deed recorded in Book 4744, page 370, as amended in Book 4978, page 524, Register's Office for Davidson County, Tennessee. (Affects Tracts I, IV, V and VI only)

5. Twenty (20) foot wide sanitary sewer and/or storm drainage easement shown on the plat of record in Book 4885, page 182, amended and modified in Book 4835, page 967, and in Book 4976, page 356, said Register's Office, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon. (Affects Tract I only)

6. Ten (10) foot wide sanity sewer easement of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon. (Affects Tract I only)

7. Five (5) foot wide subsurface pipeline easement of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee, and as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon. (Affects Tract I only)

8. Subject to the following matters shown on the Plat of record in Book 4660, page 59, Register's Office for Davidson County, Tennessee, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon. (Affects Tracts II and III only)

   A. 30 foot building line along Harding Road

   B. 30 foot building line along Woodmont Blvd. (Affects Tract III only)

   C. 10 foot wide water line easement, as relocated under instrument recorded in Book 9762, page 28. (Affects Tract II only)

   D. 10 foot wide water and sewer line easement. (Affects Tract II only)

9. Subject to the following matters shown on the Plat of record in Book 4885, page 182, Register's Office for Davidson County, Tennessee, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon. (Affects Tract I only)

   A. 20 foot wide sanitary sewer easement.

   B. 30 foot building line

10. Ten (10) foot wide water line easement by and between Equitec Institutional Real Estate Fund II, a California Limited partnership, and Association of Owners of Royal Oaks Tower, of record in Book 7462, page 28, in said Register's Office, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon. (Affects Tract II only)

11. Restrictions and maintenance obligations as set forth in deed recorded in Book 4744, page 370, Register's Office for Davidson County, Tennessee, as amended in Book 4978, page 524, said Register's Office. (Affects Tracts IV, V, and VI only)