Davidson County DEEDQC
Recvd: 06/11/02 15:09 4pgs
Fees:22.00 Taxes:0.00
20020611-0071164

THIS INSTRUMENT PREPARED BY:
Kennedy Covington Lobdell & Hickman (EAP)
Bank of America Corporate Center, Suite 4200
100 North Tryon Street
Charlotte, North Carolina 28202-4006

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Hermitage Properties, Inc. c/o UBS Realty Investors, LLC 51 West 52nd Street New York, New York 10019	Hermitage Properties, Inc. c/o UBS Realty Investors, LLC 51 West 52nd Street New York, New York 10019	97-151.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, PRIEST LAKE LIMITED PARTNERSHIP, a Delaware limited partnership, by these presents do(es) hereby quitclaim and convey unto HERMITAGE PROPERTIES, INC., a Delaware corporation, its successors and assigns, all its right, title and interest in and to the following-described property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREBY BY REFERENCE

The source of this description is _____.

Being [part of] the same property conveyed to grantor[s] by deed of record in ~~Book _____~~, page _____, Register's Office of said County. Instrument Number 200003[illegible]0026103

This is improved (x) unimproved ( ) property known as: Alta Lake Apartments, Davidson County, Tennessee. 3960 Bell Road, Hermitage, TN 37076

IN WITNESS WHEREOF, the undersigned have (has) executed this instrument on this 5th day of June, 2002.

PRIEST LAKE LIMITED PARTNERSHIP, a Delaware limited partnership

BY: WP Lake, L.L.C., its general partner

By: _____

Title: Administrative Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public in and for the state and County aforesaid, personally appeared James R. Simpson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his (her) oath, acknowledged (her) himself to be the Administrative Manager of WP Lake, L.L.C., a limited liability company, general partner of Priest Lake Limited Partnership, a Delaware limited partnership, and that (s)he as such Administrative Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as the general partner of Priest Lake Limited Partnership as his(her) free act and deed.

Witness my hand seal at office, this 5th day of June, 2002.

[NOTARY SEAL]

Mary Lynn Newton
Notary Public

MARY LYNN NEWTON NOTARY PUBLIC MECKLENBURG CO., NC

My commission expires: 10-25-02.

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

The actual consideration for this transfer is $1.00.

J R Simpson
Affiant

Subscribed and sworn to before me
this 5th day of June, 2002.

Mary Lynn Newton
Notary Public

My Commission Expires:

10-25-02

MARY LYNN NEWTON NOTARY PUBLIC MECKLENBURG CO., NC

Exhibit A

Legal Description

Land in Davidson County, being all of Lot 1 as shown on the final subdivision plat entitled "Lots 1, 2 & 3 ALTA Lake P.U.D. Subdivision Plat" as recorded in the Register's Office for Davidson County, Tennessee as Instrument Numbers 200003020020461, 200003020020462 and 200003020020463 as amended by Surveyor's Certificate of Correction recorded as Instrument Number 200003090024166 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Priest Lake Limited Partnership, a Delaware limited partnership by deed from Bennett-Volunteer, LLC, a Tennessee limited liability company recorded as Instrument Number 200003140026103, in the Register's Office for Davidson County, Tennessee.

Together with the easement rights set forth in the Easement Agreement, dated March 10th, 2000, recorded as Instrument Number 200003140026104 in the Register's Office for Davidson County, Tennessee.

Such property includes the property described on Schedule A to this Exhibit A.

Schedule A

PROPERTY DECRIPTION

Being a tract of land in the eastern portion of Davidson County, lying in the 12th Councilmanic District of Nashville, Tennessee. Bounded on the north by Right-of-Way (ROW) of Interstate 40 (ROW varies), on the east by ROW of Mills Road (ROW varies) First Suburban Water Utility and District of Davidson County Deed Bk. 11480, Pg. 862 (RODC), on the south by ROW of Bell Road (ROW varies), & on the west by Bennett-Volunteer, LLC as recorded in Deed Book 11480, Page 866 Registers Office Davidson County (RODC). Tract being described as follows:

POINT OF BEGINNING being a set point on the southeast ROW return on the northwest corner at the intersection of Mills Road and Bell Road; thence with the northerly margin of said ROW of Bell Road North 81° 14'00" West 734.96 feet to a set point; thence North 82°37'00" West 241.38 feet to a set point, also being the southwest corner of the tract being described; thence leaving said ROW North 7°48'24" East 758.93 feet to a set point; thence North 84°53'57" East 88.74 feet to a set point; thence North 7°48'24" East 109.53 feet to a set point; thence North 23°15'25" West 130.00 feet to a set point; thence North 4°13'46" East 180.00 feet to a set point in the southerly ROW of Interstate 40, being the northwest corner of the tract being described; thence with said ROW of Interstate 40 and curve to the right having a radius of 5569.65 feet, an arc length of 370.47 feet, a central angle of 3°48'40", a chord bearing and distance of South 72°01'46" West 370.39 feet to a found concrete monument; thence North 87°57'52" East 654.74 feet to a found concrete monument in the westerly margin of Mills Road; thence leaving said ROW of Interstate 40 and running with the ROW of Mills Road South 7°28'49" West 521.92 feet to a set point; thence leaving said ROW and along the boundary of said First Suburban Water Utility property the next 3 calls North 85°00'04" West 104.77 feet to a set point; thence South 4°59'56" West 110.00 feet to a set point; thence South 85°00'04" East 100.00 feet to a set point; thence South 7°28'49" West 54.42 feet to a found iron rod; thence South 83°49'56" East 1.68 feet to a set point; thence South 6°42'26" West 745.99 feet to a set point; thence with a curve to the right having a radius of 30.00 feet, an arc length of 48.20 feet, a central angle of 92°03'48", a chord bearing and distance of South 52°44'13" West 43.18 feet to the point of beginning.

Containing 1,315,784 square feet or 30.21 acres.