Bk/P 318 LT
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Davidson County DEEDQC
Recvd: 02/03/04 16:13 5pgs
Fees:27.00 Taxes:0.00
20040203-0013216

THIS INSTRUMENT PREPARED BY:
Principal Life Insurance Company
801 Grand Avenue
Des Moines, Iowa 50392-1360
Attn: Kathy M. Crouse

PICK-UP

FROM: PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, GRANTOR

TO: PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Real Estate Separate Account, GRANTEE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Principal Life Insurance Company c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, IA 50392 Attn: Equities – Eastern Region MRI # 015410	Principal Life Insurance Company c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, IA 50392 Attn: Equities – Eastern Region MRI # 015410	Map 104-12, Parcel 356 Map 104-12, Parcel 73

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, GRANTOR, by these presents does hereby quitclaim unto PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Real Estate Separate Account its entire interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

AND NOW, GRANTOR does hereby quitclaim unto GRANTEE, it successors and assigns, all its interest in the property described on Exhibit A hereto and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

EXECUTED this 29th day of January, 2004, the corporate party by its duly authorized officer.

PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, for its Real Estate Separate Account

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its authorized signatory

By: Kathy Crouse
Its: Kathy M. Crouse, Closing Consultant

By: P. Franzenburg
Its: S.P. Franzenburg, Managing Director, Asset Preservation & Closing

STATE OF IOWA)
)
COUNTY OF POLK)

On this 29th day of January, 2004, before me, the undersigned, a Notary Public in and for the said State, personally appeared Kathy M. Crouse and S. P. Franzenburg, to me personally known to be the identical persons whose names are subscribed to the foregoing instrument, who being by me duly sworn, did say that they are the Closing Consultant and Managing Director, respectively, of PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, authorized signatory of PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, and that the seal affixed to the instrument is the seal of Principal Real Estate Investors, LLC; that the instrument was signed and sealed on behalf of the corporation by Principal Real Estate Investors, LLC, as authorized signatory of Principal Life Insurance Company, by authority of the Board of Directors of Principal Life Insurance Company; and that the aforesaid individuals each acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Principal Real Estate Investors, LLC, as authorized signatories of said corporation, by it and by them voluntarily executed.

Daniel Lowell Allard

Notary Public in and for said State
My Commission Expires:
[Affix Notarial Stamp or Seal]

DANIEL LOWELL ALLARD
Commission Number
My Commission Expires
April 23, 2005

EXHIBIT A

Hillsboro Village
Parcel I

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being Lots 3 and 4 of the Waddey Subdivision of the Baxter Lands, as of record in Plat Book 161, page 98, at the Register's Office for Davidson County, Tennessee, and being the property of Vanderbilt Washington Ltd., as of record in Deed Book 6439, page 674, and being bounded on the North by the South right-of-way line of Portland Avenue, on the East by the West right-of-way line of Twenty First Avenue South, on the South by Lot 3 of the Resubdivision of Lots 2 Saint Bernard's Subdivision, as of record in Plat Book 7900, page 814, and being the property of Saint Bernard's Sisters of Mercy, as of record in Deed Book 4257, page 317, and by Lot 2 of said Resubdivision of Lot 2 Saint Bernard's Subdivision, and being the property of Charles R. Jones, as of record in Deed Book 9500, page 573, and on the West by the East right-of-way line of Calhoun Avenue, and being described according to a survey by Cherry Land Surveying, 622 West Iris Drive, Nashville, Tennessee, 37204, bearing the seal and certification of Jimmy W. Springer, R.L.S., Tennessee No. 825, Project No. 96187, dated July 12, 1996, and being more particularly described as follows:

BEGINNING at an iron rod in the West right-of-way line of Twenty First Avenue South at a corner common with said Lot 3;

thence with said Lot 3 North 82 degrees 42 minutes 31 seconds West, 420.92 feet to a concrete monument at a corner common with the East right-of-way line of Calhoun Avenue;

thence with the East right-of-way line of Calhoun Avenue North 06 degrees 23 minutes 21 seconds East, 333.45 feet to a railroad spike at a corner common with the South right-of-way line of Portland Avenue;

thence with the South right-of-way line of Portland Avenue South 83 degrees 48 minutes 26 seconds East, 409.62 feet to an iron rod at a corner common with the West right-of-way line of Twenty First Avenue South;

thence with the West right-of-way line of Twenty First Avenue South 04 degrees 30 minutes 11 seconds West, 341.67 feet to the point of BEGINNING.

Containing 140,116 square feet (3.217 acres more or less).

Being the same property conveyed by The Vanderbult University to Vanderbilt-Washington, Limited by deed of record in Book 6439, page 674, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Hillsboro Village
Parcel II

Land in Davidson County, Tennessee, being Lot No. 3 as shown of the Plan of the Resubdivision of Lot 2, St. Bernard's Subdvision, of record in Plat Book 7900, page 814, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to the Sisters of Mercy by deed of record in Book 4257, page 317, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to the Sisters of Mercy of Nashville, Tennessee by deed of record in Book 306, page 104, said Register's Office, and a portion of the property conveyed to the Sisters of Mercy of Nashville Tenn by deed of record in Book 303, page 413, said Register's Office.

EXHIBIT A

Hillsboro Village
Parcel III

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lot 2 of the Resubdivision of Lot 2 Saint Bernard's Subdivision, as of record in Plat Book 7900, page 814, at the Register's Office for Davidson County, Tennessee, and being part of the property of Charles R. Jones, as of record in Deed Book 9500, page 573, and being bounded on the north by the south right-of-way line of a public unnamed road between the east right-of-way line of Convent Place and the west right-of-way line of Calhoun Avenue, and by Post Apartment Homes L.P. in Deed Book 10169, page 266, on the east by Lot 3 of the Resubdivision of Lot 2 of Saint Bernard's Subdivision, and being the property of Saint Bernard's Sisters of Mercy, as of record in Deed Book 4257, page 317 and on the south and west by the remainder of said Lot 2, and being more particularly described as follows:

BEGINNING at a P.K. nail on the top of a wall at the corner common with said Lot 3 in the south property line of Post Apartment Homes, L.P.;

THENCE with said Lot 3 south 07° 05' 06" west 151.24 feet to an iron rod;

THENCE with a severance line through said Lot 2 for the following two calls:

North 82° 41' 16" west 270.00 feet to a P.K. nail;

North 07° 05' 06" east 151.14 feet to an iron rod in the south right-of-way line of said public unnamed road;

THENCE with the south right-of-way line of said public unnamed road south 82° 42' 31" east 270.00 feet to the point of beginning.

BEING a portion of the same property conveyed to Charles R. Jones by Deed of Record in Book 9500, page 573, Register's Office for Davidson County, Tennessee.

TOGETHER WITH easements appurtenant thereto as set forth in Book 9489, page 106 and set forth in Plat in Book 7900, page 814 and easements appurtenant thereto as set forth in instrument of record in Book 9493, page 943.

Parcels I, II and III above, taken together, being the same property conveyed to Principal Life Insurance Company by deed of record in Instrument No. 20001109011656, and Quit Claim Deed of record in Instrument No. 20001116011787, said Register's Office.