PREPARED BY:
Fredrick W. Kindel
Law Department
1014 Vine Street
Cincinnati, OH 45201

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Topvalco, Inc. 1014 Vine Street Cincinnati, Ohio 45202	same	161-163

BOOK 6412 PAGE 652

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand, receipt of which is hereby acknowledged, The Kroger Co., an Ohio corporation, ("Grantor") does hereby bargain, sell, remise, quit claim and convey unto Topvalco, Inc., an Ohio corporation, ("Grantee") certain real estate situated in Metropolitan Nashville and Davidson County, Tennessee described as follows:

LAND in the 6th Civil District of Davidson County, Tennessee, being Parcel 1 of the land shown on the Plat of Hickory Plaza, of record in Book 5200, page 68 in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING in the west margin of Nolensville Road at a point 50 feet north of a highway monument at the intersection of Old Hickory Boulevard and said road; thence leaving said margin at a right angle with a line common with the Pizza Hut property, S 84° 59' W, 192.00 feet to a common corner; thence with a line common with the Pizza Hut property, S 05° 01' E, 143.71 feet to a point in the proposed north margin of Old Hickory Boulevard, said point being 75 feet north of the present center line of said Boulevard; thence with proposed north margin, S 83° 09' 31" W, 108.94 feet to a point, the beginning of a curve to the right; thence with proposed said north margin and with a curve having a central angle of 02° 19' 23" and a radius of 2,769.53 feet, 112.29 feet to a point; thence leaving said margin and a line common with Lot 3, with a curve to the left having a central angle of 90° 31' 19", a radius of 25.00 feet and a distance of 39.50 feet to a point; thence N 05° 01' 56" W, 83.31 feet to a point, the beginning of a curve to the left; thence with said curve having a central angle of 90° 00' 56", a radius of 50.00 feet and a distance of 78.55 feet to a point; thence S 84° 59' W, 215.57 feet to a point; thence N 00° 46' 33" E, 24.17 feet to a point; thence N 05° 01' W, 152.56 feet to a point; thence N 09° 29' E, 244.17 feet to a point; thence N 84° 59' E, 75.00 feet to a point; thence N 05° 01' W, 100.00 feet to a point; thence 84° 59' E, 225.00 feet to a point; thence N 05° 01' W, 73.50 feet to a point; thence 84° 59' E, 290.00 feet to a point in the westerly margin of Nolensville Road; thence along said margin, S 05° 01' E, 186.50 feet to a point in the northeast corner of the First American National Bank property; thence, leaving said margin, with a line common with the First American National Bank property, S 84° 59' W, 150.00 feet to a common corner; thence with common line, S 05° 01; E, 150.00 feet to a common corner; thence with common line, N 84° 59' E, 150.00 feet to the west margin of Nolensville Road; thence with said margin, S 05° 01' E, 260.00 feet to the point of beginning, containing 7.92 acres, more or less.

TOGETHER with the Easement dated October 31, 1978, recorded in Book 5361, page 888, in said Register's Office.

TOGETHER with any reciprocal rights of the Grantor in and to the Cross Easements of record in Book 4773, page 103, and Book 4818, page 745, in said Register's Office.

TOGETHER with all easements, rights and appurtenances thereunto appertaining.

STATE OF [illegible]
COUNTY OF [illegible]
The actual consideration or value, whichever is greater, for this transfer is $ 10.00 .

Subscribed and sworn to before me this

NOTARY PUBLIC

Affiant

BEING the same premises conveyed to Grantor by deed from Holnash Corporation, a corporation organized under the laws of the Netherlands, filed in Book 6141, page 299, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

APPROVED 10-19-84 LAW DEPT.

ATTEST:

Arthur L Ferguson
Assistant Secretary

THE KROGER CO.

By: George A. Leonard
George A. Leonard
Vice President

By: Arthur Juergens
Arthur Juergens
Group Vice President

STATE OF OHIO :
: SS
COUNTY OF HAMILTON :

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared George A. Leonard, Arthur Juergens and Arthur L. Ferguson with whom I am personally acquainted and who, upon oath, acknowledged themselves to be a Vice President, Group Vice President and Assistant Secretary, respectively, of The Kroger Co., the within named bargainor, a corporation, and that they as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS my hand and official seal at office this 19th day of October, 1984.

Deborah L. Shye
Notary Public

DEBORAH L. SHYE
Notary Public, State of Ohio
My Commission Expires Sept. 21, 1989

PICK UP

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IDENTIF. REFERENCE

Dec 26 12 56 PM '84

FELIX A. HILL JR. REGISTER
DAVIDSON COUNTY, TN