THIS INSTRUMENT PREPARED BY:

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Thomas D. Hall, Esquire
Long, Aldridge & Norman
Suite 750
Two Concourse Parkway
Atlanta, GA 30328-5347

Address of New Owner(s): First Capital Institutional Real Estate, Ltd.-2
5775-D Peachtree-Dunwoody Road
Suite 650
Atlanta, GA 30342

Send Tax Bill to: First Capital Institutional Real Estate, Ltd.-2
5775-D Peachtree Dunwoody Road
Suite 650
Atlanta, GA 30343

Map/Parcel Nos. Map 26-15, Parcel 1

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), NASHVILLE MARKETPLACE CO., a Tennessee general partnership composed of Ronald E. Huguenard, Joseph H. Swolsky, Thomas L. Schlachter, and William V. Papaik ("Grantor"), by these presents does hereby sell, assign and forever quitclaim unto First Capital Institutional Real Estate, Ltd.-2, a Florida limited partnership ("Grantee"), its successors, successors-in-title and assigns, all of Grantor's right, title and interest in and to that certain real estate in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

This Indenture conveys by perimeter boundary description the same property as that attempted to be conveyed by Grantor and D & D Associates to Grantee, pursuant to those certain two General Warranty Deeds of even date herewith, and is being given to convey gaps or gores that may exist between the tracts described in said General Warranty Deeds.

IN TESTIMONY WHEREOF, Grantor has caused this Indenture to be executed by its duly authorized representatives as of this 29th day of May, 1986.

NASHVILLE MARKETPLACE CO.,
Tennessee general partnership,
by all of its partners

By: _____
Ronald E. Huguenard

By: _____
Joseph H. Swolsky

By: _____
Thomas L. Schlachter

By: _____
William V. Papaik

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, LaBonney P. Taylor, a Notary Public of the State and County aforesaid, WILLIAM V. PAPAIK, RONALD E. HUGUENARD, THOMAS L. SCHLACHTER, and JOSEPH H. SWOLSKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be partners of Nashville Marketplace Co., the within named bargainor, a Tennessee general partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal at Atlanta, Georgia, this 29th day of May, 1986.

_____
Notary Public

(NOTARY SEAL)

My commission expires:
LABONNEY P. TAYLOR
Notary Public, Georgia, State at Large
My Commission Expires Oct. 28, 1986

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STATE OF GEORGIA

COUNTY OF FULTON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

Subscribed and sworn to before
me, this the 21st day of
May, 1986.

Notary Public

(NOTARY SEAL)

My commission expires:

h1074

LABONNEY P. TAYLOR
Notary Public, Georgia, State at Large
My Commission Expires Oct. 28, 1986

EXHIBIT "A"

LEGAL DESCRIPTION
(BOUNDARY)

A tract of land in the Tenth Civil District of Davidson County, Tennessee, being the property described as Lot 2 on that certain Plan of Property of Lot 2 of Revised Rivergate Marketplace, as of record in Plat Book 6250, Page 514, Register's Office of Davidson County, and being more particularly described as follows:

BEGINNING at an iron pin in the southeasterly right-of-way line of Gallatin Road (U.S. 31-E) (being a 148.70' right-of-way), said point being a distance of 411.80 feet northeasterly of the northeast right-of-way line of Twin Hill Drive (formerly Liberty Lane) extended (being a 50' right-of-way); thence, along said southeasterly right-of-way line of Gallatin Road North 47°45'30" East, a distance of 728.35 feet to an iron pin at the northwesterly corner of the W. D. Tidwell et ux property, as of record in Deed Book 3308, page 336, Register's Office of Davidson County, Tennessee; thence, along the westerly line of said Tidwell property South 39°46'51" East, a distance of 620.54 feet to an iron pin; thence, South 47°45'30" West, a distance of 1014.31 feet to a point set in bluff; thence, North 42°14'30" West, a distance of 619.97 feet to the POINT OF BEGINNING, containing an area of 10.177 acres, more or less.

Being part of the same property conveyed to Nashville Marketplace Co., a Tennessee general partnership, of record in Book 6219, Page 182, Register's Office of Davidson County, Tennessee.

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IDENTIFI REFERENCE

MAY 29 3 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN