Map 51
P/O Par 20

This Instrument Prepared by:
Keith A. Novick, Attorney At Law
5118 Park Avenue, Suite 600
Memphis, TN 38117

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That UNION REALTY COMPANY, a Tennessee Corporation, for and in consideration of Ten Dollars ($10.00) and 00/100, does hereby bargain, sell, remise, release, quit claim and convey unto UNION REALTY COMPANY, LTD., a Tennessee Limited Partnership, the General Partners of which are Jack A. Belz and URCO, Inc., a Tennessee Corporation, all of its right, title and interest and to the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

PARCEL I, Madison-Gallatin Shopping Center

Tract A. Being in the 11th Civil District of Davidson County, described according to a copy of a survey made by Barge, Waggoner and Summer Engineers, dated August 15, 1961, as follows:

Beginning at a point in the westerly margin of Gallatin Pike, 396.91 feet north from the northerly margin of Due West Avenue, being a corner of the property that was conveyed to the National Life & Accident Insurance Company, by deed from R. C. Boyce, Jr., Trustee, et al, of record in Book 2926, Page 112, Register's office for said county; thence along the line of the property of said Insurance Company, northwesterly around a slight curve, having a radius of 20 feet, a distance of 16.14 feet and continuing with the line of said Insurance Company's property, north 60° 31' west 131.13 feet to an existing iron pin; thence south 26° 09' west 125 feet to a point in the northerly line of the E.A. and E.L. Yates Property, as recorded in Book 1853, Page 514, said Register's Office; north 60° 31' west 70.36 feet to an iron pin; thence south 20° 51' west 2.75 feet to the northeast corner of Lot No. 5 of the Subdivision of the E.T. Ramsey Home Tract not of record; thence with the line of Lots 5-9 inclusive of the E.T. Ramsey Home Tract Subdivision, north 61° 13' west 501.61 feet to a point in the east right of way line of the L. & N. Railroad; thence with said Railroad right of way, north 18° 30' east 329.48 feet to the southwest corner of the G.A. Jones property as conveyed by deed of record in Book 1115, Page 412, said Register's Office; thence along the south line of said Jones Property, south 59° 28' east 760.91 feet to a point in the westerly right of way of the Gallatin Pike; thence with said right of way, south 25° 45' west 182.17 feet to the point of beginning, containing 4.87 acres, more or less.

Being part of the property conveyed to Park Development Company by deed of record in Book 3308, page 25, Register's Office of Davidson County, Tennessee.

Tract B. Being in the 11th Civil District of David County, Tennessee, being described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated August 7, 1961, as follows:

Beginning at a point in the westerly right of way of Gallatin Road, and the northerly margin of a 30-foot private drive; said point being 42 feet from the centerline of Gallatin Road, and 609.19 feet north of the northerly right of way of Due West Avenue; thence, with the northerly margin of said 30-foot private drive, North 59° 28' west 208.72 feet to a point in the easterly margin of the G.A. Jones property, of record in Book 1115, Page 412, Register's office; thence, with said margin North 25° 45' East 247.00 feet to a point; thence South 67° 10' East 208.26 feet to the westerly margin of Gallatin Road; thence, with said margin, South 25° 45' West 275 feet to the point of beginning, and containing 1.25 acres more or less.

Being that property conveyed to Park Development Company by deed of record in Book 3278, Page 435, in the Register's Office of Davidson County, Tennessee.

Tract C. Land in the 11th Civil District of said County, being Lot No. 5 on the Subdivision of the E.T. Ramsey's Home Tract, not of record, and described according to a survey made by Barge, Waggoner and Summer, Engineers, dated August 7, 1961, as follows:

Beginning at a point in the northerly margin of Due West Avenue, said point being 16 feet north of the centerline of same and 205.75 feet west of the westerly right of way of Gallatin Road; thence, with said margin North 88° 08' West 100 feet to a point; said point being the southeasterly corner of the Adams property, of record in Book 2098, Page 249, Register's Office; thence with the easterly margin of said Adams Property, North 20° 14' east 421.77 feet to a point in the southerly margin of the Boyce Property, as of record in Book 2597, Page 413, Register's Office; thence, with said southerly margin, South 61° 13' East 100.00 feet to a point, said point being the northwesterly corner of the Yates Property, as of record in Book 1853, Page 514, Register's Office; thence with the westerly margin of said Yates Property, South 20° 51' West 375.43 feet to the point of beginning, and containing 0.89 acres more or less. Being part of the property conveyed to Park Development Company by deed of record in Book 3284, Page 181, of the Register's Office for Davidson County, Tennessee.

Tract D. Being the 11th Civil District of said County, being part of Lots Nos. 8 and 9 on the Map of the Subdivision of the E.T. Ramsey Home Tract, nor of record and described according to a copy of a survey thereof made by Barge Waggoner & Sumner, Engineers, dated August 7, 1961, as follows:

Beginning at a point in the northerly margin of Due West Avenue, said point being 16 feet north of the centerline of same and 518.35 feet west of the westerly margin of Gallatin Road; thence with said margin, north 88° 08' west 186.50 feet to a point in the easterly right of way of the L & N Railroad; thence said right of way north 18° 30' east 278.47 feet to the southwesterly corner of the William and Dorothy Taylor Property; thence with the southerly margin of said property, south 72° 10' east 182.07 feet to a point, 12.0 feet more or less west of the westerly margin of Lot No. 7 of the E.T. Ramsey's Home Tract, not of record; thence parallel to and 12 feet from said lot line, south 19° 21' west 227.23 feet to the point of beginning, containing 1.05 acres more or less.

Being the same property conveyed to Park Development Company, by deed of record in Book 3256, Page 200, Register's Office, Davidson County, Tennessee.

Tract E. Land in the 11th Civil District of Davidson County, Tennessee, being a part of Lots No. 8 and 9 on the Map of E.T. Ramsey Home Tract, not of record, and described according to a copy of a survey thereof made by Barge, Waggoner & Sumner, August 7, 1961, as follows:

Beginning at a point in the northerly margin of Due West Avenue; said point being 16 feet north of the centerline of same and 505.75 feet west of the westerly right of way of Gallatin Road; thence with said margin, North 88° 08' West 12.6 feet to a point; said point being the southeast corner of the Thelma Powell Property; thence with the easterly margin of said property, North 19° 21' East 227.23 feet to a point, said point being the northeasterly corner of the above mentioned Powell Property; thence with the northerly margin of said property, North 72° 10' West 182.07 feet to a point in the easterly right-of-way of the L & N Railroad; thence with said right-of-way, North 18° 30' East 329 feet to a point, said point being the southwesterly corner of the Boyce Property of record in Book 2597, Page 413, Register's Office for Davidson County, Tennessee; thence with the southerly margin of same, South 61° 13' East 201.61 feet to a point, said point being the northwesterly corner of the Noda Sloan Property of record in Book 1404, page 217, said Register's Office; thence with the westerly margin of same, South 19° 21' West 514.58 feet to the beginning, containing 1.45 acres more or less.

Being the same property conveyed to Gateway Development Company by deed of record in Book 3284, Page 383, Register's Office of Davidson County, Tennessee.

Tract F. Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being lot No. 6 on the Plan of the Subdivision of E.T. Ramsey's Home Tract, not of record, described according to a survey made by Barge, Waggoner & Sumner, Engineers, August, 1961, as follows:

Beginning on the northerly margin of Due West Avenue at a point 305.75 feet west of the westerly margin of the Gallatin Road, being the corner of lots No. 5 and 6; thence with the line between said two lots, north 20° 14' east 421.77 feet to the southerly line of the Boyce property; thence with said line, north 61° 13' west 100 feet to the corner of lots No. 6 and 7; thence with the line between said two lots, south 19° 45' west 468.17 feet to the northerly margin of Due West Avenue; thence with same, eastwardly 100 feet to the beginning.

Being the same real property conveyed to Park Development Company by deed recorded in Book 3255, Page 349, Register's Office of Davidson County, Tennessee.

Tract G. Land in the 11th Civil District of Davidson County described as follows:

Beginning at a point in the westerly right of way of Gallatin Road and the southerly margin of a 30 foot private drive said point being 580.5 feet north of the northerly right-of-way of Due West Avenue and 42 feet from the centerline of Gallatin Road;

Thence, with said southerly margin, being the northerly margin of the Boyce property, of record in Book 2597, Page 413, North 59° 28' West 760.91 feet to a point in the easterly margin of the L & N Railroad right-of-way; said point being 35 feet east of the easterly mainline of said railroad;

Thence, with the right-of-way of same, North 18° 30' East, 286.46 feet to a point, said point being the southwest corner of the property conveyed to the Montague Development Company, Inc. by deed from Granville A. Jones as of record in Book 2090, Page 503;

Thence, with the southerly line of the Montague Development Company property, South 64° 01' East, 586.39 feet to a point. Said point being the southeast corner of the above mentioned Montague Development Company property and in the westerly margin of the property conveyed to Linnie Farris Mitchell Clift from J.A. Cross and wife, as of record in Book 1285, Page 69 as Tract I;

Thence, with the westerly margin of the Clift property, in the above deed; and also of the property conveyed to Linnie Farris Clift, by deed form Marvin K. Barry and wife, as of record in Book 1082, Page 632; and also by deed from J.A. Cross and wife as of record in Book 1285, Page 69, referred to as Tract II in said deed, South 25° 45' West, 297.92 feet to the southwesterly corner of the above mentioned Tract II.

Thence, with the southerly margin of same South 59° 28' East, 208.72 feet to the westerly right-of-way of Gallatin Road.

Thence, with said right-of-way South 25° 45' West 30.11 feet to the beginning, and containing 4.13 acres, more or less.

Being the property conveyed to Park Development Company by deed of record in Book 3255, Page 365, Register's Office, Davidson County, Tennessee; Park Development Company having merged into Union Realty Company.

It is the intention of Union Realty Company to quit claim and convey unto said Union Realty Company, Ltd. all of its right, title and interest in and to the Property at the locations which are described herein, including all ease-

ments, appurtenances, and hereditaments thereunto belonging or in any wise appertaining to said property unto the said Union Realty Company, Ltd.

This conveyance is executed in connection with the liquidation of Union Realty Company and distribution of its real property to its stockholder.

IN TESTIMONY WHEREOF I (We) have executed this instrument on the 30th day of December, 1986.

UNION REALTY COMPANY

BY: _____
Jack A. Belz, President tner

* *

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me the undersigned Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Jack A. Belz with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the President of Union Realty Company, the within named bargainor, a Corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

Witness my hand and Notarial Seal at office this 30th day of December, 1986.

_____
Notary Public

My Commission Expires: 2/26/87

* *

Property Address: Madison Gallatin Shopping Center, 1130 Gallatin Road, Nashville, TN.
Mail tax bills to: (Person or Agency responsible for payment of taxes)

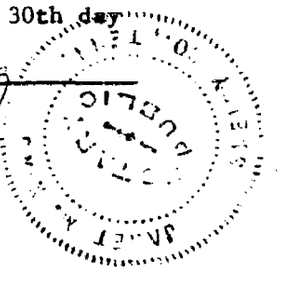
Union Realty Company, Ltd.
5118 Park Avenue
P. O. Box 171199
Memphis, TN 37187-1199

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00

_____
Affiant

Subscribed and sworn to before me this the 30th day of December, 1986

_____
My Commission Expires 8-13-88



78396

IDENTIFICATION REFERENCE

DEC 31 11 57 AM '86

FELIX ... REGISTER
DAVIDSON COUNTY, TN