Boy 58

Address New Owner As Follows:

CNL Income & Growth Fund, Ltd.
7116 Highway 70 S
Nashville, TN

Send Tax Bills To:

CNL Income & Growth Fund, Ltd.
400 E. South Street
Suite 500
Orlando, FL 32801

Map-Parcel:

Map 142
Parcel 190

QUITCLAIM DEED BOOK 8010 PAGE 56

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES M. SENEFF, JR. and ROBERT A. BOURNE, co-tenants, do hereby quitclaim and convey unto CNL INCOME & GROWTH FUND, LTD., a Florida Limited Partnership, forever, all of its right, title and interest in and to certain real property situated in Davidson County, Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit "A"

IN WITNESS WHEREOF, JAMES M. SENEFF, JR. and ROBERT A. BOURNE, co-tenants, have caused this instrument to be executed on the 11th day of September, 1989.

9.1.1:5.6:

IDENTIFICATION REFERENCE

DEC 21 1 34 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF FLORIDA
County of ORANGE

Personally appeared before me, Robert A. Bourne and James M. Seneff, Jr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of September, 1989.

Michelle Johnson
Notary Public
Notary Public, State of Florida

My Commission Expires: My Commission expires April 29, 1993

Prepared BY: Settles, Combos, et al
P. O. Box 56
First American Center
Nashville, TN 37238-0056

STATE OF FLORIDA
County of ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September, 1989.

Notary Public

Notary Public, State of Florida
My Commission expires April 29, 1993

MY COMMISSION EXPIRES:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bellevue Center, Section 2, as of record in Book 4675, page 114, Register's Office for said County, described according to a survey by Turner Engineering Company, dated April 15, 1974, as follows:

Beginning at a point in the northerly margin of U. S. Highway 70 S, said point being the southwest corner of Lot No. 1, Bellevue Center, Section 2, as of record in Book 4675, page 114, Register's Office for Davidson County, TN, and the southeast corner of Lot No. 2; thence along the northerly margin of said Highway in a westerly direction 100.00 feet to a concrete monument; thence North 11 degrees 33 minutes 00 seconds West 160.00 feet to a concrete monumment; thence North 77 degrees 24 minutes 54 seconds East 100.00 feet to a concrete monument; thence South 11 degrees 33 minutes 00 seconds East 160.00 feet to the point of beginning.

Being the same property conveyed to James M. Seneff, Jr. and Robert A. Bourne, co-tenants, by deed from Mert L. Sloan and wife, Beverly J. Sloan, of record in Book 7779, page 374, Register's Office for Davidson County, Tennessee.

APPURTENANT EASEMENT: Included in this conveyance is a non-exclusive appurtenant easement for the purpose of ingress and egress on the following property:

Said easement is located in the southwest corner of Lot 1 of said Bellevue Center, Section 2, and is identified on said plat as "Driveway and Parking Easement". Said easement has 60 feet of frontage on the north side of U. S. Highway 70 S, narrows as it runs in a northerly direction along a sewer easement identified on said plat, and is 30 feet in width along the northerly side of Lot 2 of said Subdivision. Said easement abutts on the easterly and northerly sides of Lot 2 of said Bellevue Center, Section 2.

CNL.60

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