New owner: The Kroger Co.
1014 Vine Street
Cincinnati, Ohio
45202-1119

Send Tax Bills to:
c/o One Holdings, Inc.
813 Carew Tower
Cincinnati, Ohio
45202

89-6929

Map and Parcel
107-1-7

Box 49
5

BOOK 8017 PAGE 766

QUITCLAIM DEED

Know all men by these presents, that SECOND SYNCHRO REALTY, INC., a Delaware corporation, for and in consideration of Ten ($10.00) Dollars in hand paid by THE KROGER CO., an Ohio corporation, whose tax mailing address is 1014 Vine Street, Cincinnati, Ohio 45202-1119, the receipt whereof is hereby acknowledged, does hereby bargain, sell, remise, release, quitclaim and convey all their right, title, and interest to the said THE KROGER CO. the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

NASHVILLE, TENNESSEE DISTRIBUTION CENTER:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Metropolitan Industrial Park, Section 14, as of record in Book 4175, Page 63, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the northerly margin of Elm Hill Pike, said point being the southwest corner of Metropolitan Industrial Park, Section 6, as of record in Book 3842, Page 178, Register's Office for said County; thence with the northerly margin of said Elm Hill Pike; south 79° 00' west 892.20 feet to the beginning of a curve; thence around said curve having a radius of 50 feet, northwesterly 78.54 feet to the easterly margin of Massman Drive; thence with said Drive, as follows: northwesterly 332.31 feet, north 79° 00' west 195.69 feet, northwesterly 91.25 feet, north 55° 14' west 105 feet, northwesterly 345.58 feet, north 34° 46' east 753.86 feet; thence southerly 55° 14' east 325 feet; thence north 34° 46' east 284.88 feet; thence south 70° 46' east 1008.14 feet to the westerly margin of Elm Tree Drive; thence with said Drive, south 21° 24' west 77.60 feet to the beginning of a curve; thence around said curve

having a radius of 630 feet, southeasterly 356.26 feet south 11° 00' east 52.56 feet to the northerly line of Metropolitan Industrial Park, Inc., Section 6; thence south 79° 00' west 300 feet; thence south 11° 00' east 387 feet to the beginning.

BEING part of the property conveyed to Metropolitan Industrial Park, Inc., by two deeds from Ervin M. Entrekin, Trustee, of record in Book 4306, Page 618 and Book 4328, Page 519, Register's Office for said County.

SUBJECT to easement for transmission line granted Tennessee Power Company of record in Book 437, Page 28; easement for transmission line granted City of Nashville acting by and through Electric Power Board of the City of Nashville of record in Book 2017, Page 589, easement for right of way to Louisville & Nashville Railroad Company of record in Book 4307, Page 602; easement for transmission line granted City of Nashville of record in Book 2017, Page 589, said Register's Office; 20 foot sanitary sewer easements and/or utilities and drainage easements, 5'x40' anchor easements, electric transmission line easement, railroad easement, 15 foot electric easement, TVA transmission line easement of 50 feet, an overhang easement in the vicinity of a curve cited C-3, a minimum building setback line from Elm Tree Drive of 30 feet, and conditions of owners certificate, as shown on the Plan of record in Book 4175, Page 63, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in instrument of record in Book 4308, Page 498, Register's Office for said County.

IN TESTIMONY WHEREOF, SECOND SYNCHRO REALTY, INC., a Delaware corporation, has caused this Quitclaim Deed to be signed in its corporate name by its President or one of its Vice Presidents and its corporate seal to be hereunto

affixed and attested by its Secretary, by its duly authorized officers, thereunto duly authorized by its Board of Directors this 27th day of September, 1989.

Witnesses:

Nancy Saturn

Angela Evans

SECOND SYNCHRO REALTY, INC.

By Paul Heldman

Its President

Attest:

Scott M Henderson

Secretary

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was aknowledged before me this 27th day of September, 1989 by Paul Heldman, the President of Second Synchro Realty, Inc., a Delaware corporation, on behalf of said corporation.

Margaret Saunders
Notary Public

MARGARET SAUNDERS
Notary Public, State of Ohio
My Commission Expires Sept. 18, 1990

This Deed was prepared by:

Valerie L. Garber, Esq.
The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202-1119

VG0925NTDC

93542

IDENTIFICATION REFERENCE

JAN 3 | 31 PM '90

DAVIDSON COUNTY, TN

9766 01/03 0101 03CHECK 9.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January AT 19 90.

Notary Public

MY COMMISSION EXPIRES: