New Owner:
One Holdings, Inc.
813 Carew Tower
Cincinnati, Ohio
45202

Send Tax bills to:
One Holdings, Inc.
813 Carew Tower
Cincinnati, Ohio
45202

27-1929
Map and Parcel
107-1-7

(7) Box 49

QUITCLAIM DEED

BOOK 8017 PAGE 782

Know all men by these presents, that THE KROGER CO., an Ohio corporation, for and in consideration of Ten ($10.00) Dollars in hand paid by ONE HOLDINGS, INC., a Delaware corporation, whose tax mailing address is 813 Carew Tower, Cincinnati, Ohio 45202, Attn: Marylou Schooler, CT Corporation System, the receipt whereof is hereby acknowledged, does remise, release, convey and forever quitclaim all their right, title, and interest to the said ONE HOLDINGS, INC., that certain real property located in Davidson County, Tennessee, together with all appurtenances thereunto appertaining, and more particularly described in Exhibit "A" attached hereto and made a part hereof. Being a portion of the premises conveyed from Second Synchro Realty, Inc. to THE KROGER CO. by Prior Deed Reference: Book 8017, Page 766.

Street Address: 740 Massman Drive, Nashville, TN 37202 and 1700 Elm Hill Pike, Cleveland, TN 37311

IN TESTIMONY WHEREOF, THE KROGER CO., an Ohio corporation, has caused this Quitclaim Deed to be signed in its corporate name by a duly authorized officer and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this 7th day of December, 1989.

Attest:

Bruce M. Gack
Assistant Secretary

THE KROGER CO.

By Paul Heldman
Paul W. Heldman
Vice President

Witnesses:

Paula A. Mueller

Margaret Saunders

STATE OF OHIO)
) SS
COUNTY OF HAMILTON)

This day, before me, a Notary Public of the State and County aforesaid, personally appeared Paul W. Heldman, Vice President of THE KROGER CO., with whom I am personally acquainted and who upon oath acknowledged himself to be such officer of THE KROGER CO., and that as such Vice President, being authorized so to do, executed the instrument for the purposes therein contained by signing in the name of the corporation as such officer.

Witness my hand and official seal this 7th day of December, 1989.

My commission expires:

Notary Public

This Deed was prepared by:

Bruce M. Gack, Esq.
The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202-1119

STATE OF NEW YORK, COUNTY OF NEW YORK) SS:

The undersigned hereby affirms to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ -NONE-.

Affiant

Subscribed and sworn to before me this 19th day of December, 1989.

Notary Public
HENRIETTA FERGUSON
Notary Public, State of New York
No. 31-4543053
Qualified in New York County
Term Expires March 30, 1990

TN QUITCLAIM DEED
Facility #DC0B6/DC026

EXHIBIT ~~B~~ A
Legal Description

RMW 105

BOOK 8017 PAGE 784

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Elm Hill Pike and Massman Drive, being a part of Lot No. 1 as shown on the plan of Section Fourteen, Metropolitan Industrial Park as of record in Book 4175, Page 63, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Elm Hill Pike, said point being N 79° 00' E, 250.00 feet from the centerline of said Massman Drive;

THENCE, leaving said northerly margin with a severance line the following calls:

N 11° 00' W 190.00 feet to a point;

S 79° 00' W 140.00 feet to a point;

S 57° 45' W 106.26 feet to a point in the easterly margin of Massman Drive;

THENCE, with said margin the following calls:

With a curve to the left 228.46 feet to a point, said curve having a central angle of 46° 45', a radius of 280.00 feet and a tangent of 121.02 feet;

N 79° 00' W, 195.69 feet to a point;

With a curve to the right 91.25 feet to a point, said curve having a central angle of 23° 46', a radius of 220.00 feet, and a tangent of 46.29 feet;

N 55° 14' W, 105.00 feet to a point;

With a curve to the right 345.58 feet to a point, said curve having a central angle of 90° 00', a radius of 220.00 feet and a tangent of 220.00 feet;

N 34° 46' E, 753.86 feet to a point;

THENCE, leaving said margin with the westerly line of Lot No. 2 as shown on said plan S 55° 14' E, 325.00 feet to a point in the centerline of a railroad easement;

WM

THENCE, with the southerly line of said Lot No. 2, N 34° 46' E, 284.88 feet;

1 OF 2

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

continuing with said line with a curve to the right 55.28 feet to a point located at the southwesterly corner of property conveyed to AFPC Metroplex Fund, Ltd., by deed of record in Book 6421, Page 199, R.O.D.C., said curve having a central angle of 01° 39' 30", a radius of 1,909.86 feet and a tangent of 27.78 feet;

THENCE, with the westerly line of said AFPC Metroplex Fund, Ltd., property and the westerly line of property conveyed to BC&F Company by deed of record in Book 7300, Page 790, R.O.D.C., S 70° 46' E, 1,008.14 feet to a point in the westerly margin of Elm Tree Drive;

THENCE, with said margin the following calls:

S 21° 24' W, 77.60 feet to a point;

With a curve to the left 356.26 feet to a point, said curve having a central angle of 32° 24', a radius of 630.00 feet and a tangent of 183.03 feet;

S 11° 00' E, 52.56 feet to a point;

THENCE, leaving said margin with the northerly line of property conveyed to NAB Properties, Inc., by deed of record in Book 4614, Page 350, R.O.D.C., S 79° 00' W, 300.00 feet to a point;

THENCE, with the westerly line of said NAB Properties, Inc., property S 11° 00' E, 387.00 feet to a point in the northerly margin of Elm Hill Pike;

THENCE, with said margin S 79° 00' W, 722.20 feet to the point of beginning.

~~Containing 1,709,755 square feet or 39.26 acres, more or less.~~ W&J

Together with easements set forth in the Declaration W&J of Easements, Covenants and Restrictions, dated 12-4-89 and to be recorded.

93544

IDENTIFICATION REFERENCE

JAN 3 1 32 PM '90

DAVIDSON COUNTY, TN

2 of 2

9768 01/03 0101 03CHECK 12.00

W&J

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED