jeh2645:3/8/90
JHZ002-002

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Lakeside Joint Venture	Same	70-15-39
c/o MetroCenter Properties, Inc.		70-11-5
2214 MetroCenter Blvd., Suite 100		70-11-7
Nashville, Tennessee 37228		

Box 6 JEH

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239 (JEH)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, METROCENTER PROPERTIES, INC., a Delaware corporation ("Grantor"), by these presents, does hereby quitclaim unto LAKESIDE JOINT VENTURE, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of its right, title and interest in and to the following described land in Davidson County, Tennessee:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF COPIED VERBATIM HEREIN

Notwithstanding Grantee's acquisition of the fee simple interest in the property, it is expressly agreed that that certain Ground Lease dated June 20, 1986 by and between Grantor, as lessor, and Grantee, as lessee, a memorandum of which is of record in Book 6905, page 81, Register's Office for Davidson County, Tennessee (the "Ground Lease") shall remain in effect and shall not merge into the fee simple estate absent execution and recordation by Grantee or its successors and assigns, of a written instrument evidencing Grantee's or its successors' or assigns' express intent that the Ground Lease terminate.

All of the foregoing reorganizations and transfers are made pursuant to a Plan of Reorganization ordered and confirmed by the Bankruptcy Court for the Middle District of Tennessee pursuant to that certain Order Confirming the Joint Plan of Reorganization, a true and certified copy of such Order having been filed of record in Book 8058, page 830, in the Register's Office for Davidson County, Tennessee, and, therefore, are exempt from recordation tax under Section 1146(c) of the United States Bankruptcy Code.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 9th day of March, 1990.

METROCENTER PROPERTIES, INC.,
a Delaware corporation

BY: _____

TITLE: Vice President

0 9 7 8 3

IDENTIF. TREFERENCE

Mar 9 3 58 PM '90

DAVIDSON COUNTY T...

RUSH

15.00 0.00 CHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randall W. Parham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of MetroCenter Properties, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of March, 1990.

Lenora Jane Belcher
NOTARY PUBLIC

LENORA JANE BELCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/11/91

Legal Description

TRACT 28

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being Lot Number 28 as shown on the plan of First Revision, Resubdivision of Tracts 28 and 29, Section Two, MetroCenter as of record in Book 6200, page 932, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of MetroCenter Boulevard, said monument being at the terminus of a curve return to the westerly margin of Athens Way, said monument also being North 79 degrees 00 minutes 28 seconds West, 88.81 feet from the centerline of said Athens Way; THENCE with said northerly margin the following calls: North 79 degrees 00 minutes 28 seconds West, 3.70 feet to a concrete monument; with a curve to the left 16.50 feet to a concrete monument, said curve having a central angle of 00 degrees 42 minutes 45 seconds, a radius of 1,326.24 feet, a tangent of 8.25 feet and a chord of North 79 degrees 21 minutes 53 seconds West, 16.50 feet; North 79 degrees 43 minutes 21 seconds West, 1,174.68 feet to a concrete monument; with a curve to the left 207.77 feet to a concrete monument; said curve having a central angle of 04 degrees 04 minutes 48 seconds, a radius of 2,917.79 feet, a tangent of 103.93 feet and a chord of North 81 degrees 45 minutes 49 seconds West, 207.73 feet; North 83 degrees 48 minutes 18 seconds West, 3.09 feet to a concrete monument; with a curve to the right 63.37 feet to a concrete monument in the easterly margin of Great Circle Road, said curve having a central angle of 72 degrees 37 minutes 01 second, a radius of 50.00 feet, a tangent of 36.74 feet and a chord of North 47 degrees 29 minutes 41 seconds West, 59.21 feet; THENCE with said easterly margin the following calls: North 11 degrees 11 minutes 04 seconds West, 97.97 feet to a concrete monument; with a curve to the left 351.74 feet to a concrete monument, said curve having a central angle of 37 degrees 11 minutes 00 seconds, a radius of 542.00 feet, a tangent of 182.32 feet and a chord of North 29 degrees 46 minutes 37 seconds West, 345.60 feet; North 48 degrees 22 minutes 04 seconds West, 12.50 feet to a concrete monument; THENCE leaving said margin North 78 degrees 44 minutes 30 seconds East, 1,148.48 feet to a point; THENCE South 64 degrees 01 minute 02 seconds East, 952.42 feet to a concrete monument in the westerly margin of Athens Way; THENCE with said margin the following calls: with a curve to the right 119.88 feet to a concrete monument, said curve having a central angle of 03 degrees 40 minutes 38 seconds, a radius of 1,867.86 feet, a tangent of 59.96 feet and a chord of South 41 degrees 20 minutes 28 seconds West, 119.85 feet; South 43 degrees 10 minutes 48 seconds West, 107.46 feet to a concrete monument; with a curve to the left 268.83 feet to a concrete monument, said curve having a central angle of 28 degrees 25 minutes 06 seconds, a radius of 542.00 feet, a tangent of 137.24 feet and a chord of South 28 degrees 58 minutes 15 seconds West, 266.08 feet; South 14 degrees 45 minutes 42 seconds West, 59.27 feet to a concrete monument; with a curve to the right 75.24 feet to the point of beginning, said curve having a central angle of 86 degrees 13 minutes 32 seconds, a radius of 50.00 feet, a tangent of 46.81 feet and a chord of South 57 degrees 52 minutes 37 seconds West, 68.34 feet; containing 1,114,770 square feet or 25.59 acres, more or less.

Being property conveyed to MetroCenter Properties, a Tennessee general partnershp comprised of Aladdin Resources, Inc., a Delaware corporation, managing partner, by instruments of record in Book 4983, page 781 and Book 5328, page 634 and Cumberland Bend Investments, Inc. by instrument of record in Book 5718, page 52, Register's Office for Davidson County, Tennessee, and being property vested in MetroCenter Properties by Metropolitan Council Bill No. 80-132 which closed a portion of 10th Avenue, North.

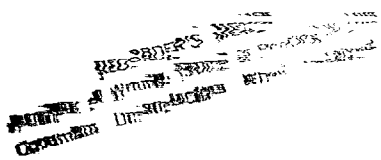
RECORDER'S MEMO
writing. Typing or Printing in this
when Received.

TRACT 31

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in MetroCenter on Great Circle Road and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Great Circle Road, said point being the most northwest corner of the resubdivision of Tracts 28 and 29 of record in Book 6200, page 440, Register's Office for Davidson County, Tennessee; THENCE, with said margin of Great Circle Road the following calls: North 48 degrees 22 minutes 04 seconds West, 123.06 feet to a concrete monument; with a curve to the right 282.80 feet to a concrete monument, said curve having a central angle of 37 degrees 03 minutes 04 seconds, a radius of 437.34 feet and a chord of North 29 degrees 50 minutes 33 seconds West, 277.90 feet; North 11 degrees 19 minutes West, 585.24 feet to a concrete monument; with a curve to the right 581.80 feet, said curve having a central angle of 72 degrees 47 minutes, a radius of 458.00 feet and a chord of North 25 degrees 04 minutes East, 543.46 feet; North 61 degrees 28 minutes East, 287.27 feet to a point; THENCE, leaving said margin South 37 degrees 13 minutes 44 seconds East, 1,634.90 feet to a point in the north line of resubdivision of Tracts 28 and 29; THENCE, with said north line, South 78 degrees 44 minutes 30 seconds West, 1,148.48 feet to the point of beginning; containing 1,305,960 square feet, or 29.98 acres, more or less.

Being property conveyed to MetroCenter Properties, a Tennessee general partnership comprised of Aladdin Resources, Inc., a Delaware corporation, managing partner, by instruments of record in Book 4983, page 781 and Book 5328, page 634 and Cumberland Bend Investments, Inc. by instrument of record in Book 5718, page 52, Register's Office for Davidson County, Tennessee, and being property vested in MetroCenter Properties by Metropolitan Council Bill No. 80-132 which closed a portion of 10th Avenue, North.



TRACT 37P

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Mainstream Drive, west of Great Circle Road, being Lot No. 37P as shown on the plan of Section 16, MetroCenter, as of record in Book 5190, page 520, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Mainstream Drive, said point being westerly 730.06 feet from the centerline of Great Circle Road; THENCE leaving said margin South 22 degrees 38 minutes West, 306.43 feet to a point; THENCE, South 78 degrees 40 minutes West, 437.80 feet to a point; THENCE, with the easterly line of Lot 37H, North 20 degrees 33 minutes West, 248.56 feet to a point in the southerly margin of Mainstream Drive; THENCE, with said margin North 65 degrees 52 minutes 20 seconds East, 198.98 feet to a point; THENCE, continuing with said margin with a curve to the right 463.11 feet to the point of beginning, said curve having a central angle of 34 degrees 27 minutes 35 seconds a radius of 770.00 feet, a tangent of 238.79 feet and a chord of North 83 degrees 06 minutes 08 seconds East, 456.16 feet; containing 3.66 acres, more or less.

Being part of the same property conveyed to MetroCenter Properties, a Tennessee general partnership composed of Aladdin Resources, Inc., a Delaware corporation, managing partner, by instruments of record in Book 4983, page 781, Book 5328, page 634, and Book 5584, page 51, and Cumberland Bend Investments, Inc., by instrument of record in Book 5718, page 52, Register's Office for Davidson County, Tennessee.

All of the foregoing property described on this Exhibit A being also part of the same property conveyed to MetroCenter Properties, Inc. by deed from MetroCenter Properties, a Tennessee general partnership, of record in Book 8061, page 933, said Register's Office.

RECORDER'S MEMO
Illegibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.