Bk 41

QUITCLAIM DEED

BOOK 8461 PAGE 77

FROM: Bell Forge Square, Associates, Ltd., a Tennessee limited partnership, (Grantor)

TO: Paine Webber Qualified Plan Property Fund Four, L.P., a Delaware limited partnership, (Grantee)

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
c/o Paine Webber Properties, Inc.		Map 163 Parcels 170 and 315
Asset Management 265 Franklin Street Boston, MA 02110	SAME	Field Book Numbers 02DU-70698 02DU-17375

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is zero Dollars ($0.00).

Robert N. Buchanan III
Affiant

Sworn to and subscribed before me, this 9th day of October, 1991.

Connie L. Edwards
Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Bell Forge Square Associates, Ltd., a Tennessee limited partnership has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Paine Webber Qualified Plan Property Fund Four, L.P., a Delaware limited partnership, its successors, and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

A parcel of land in the First Civil District of Davidson County, Nashville, Tennessee, being Lot No. 3 as shown on the plan of the

Resubdivision of Lot No. 3 of Bell Forge West of record in Book 6250, page 737, and more fully described as follows:

Beginning at a point located S 80 deg. 11 min. 43 sec. E, 11.00 feet from a concrete monument, said monument being the common property line of Belle Forge West, and Prudential Insurance Company of America, said point being 464.71 feet west of the westerly margin of Mt. View Road; thence, N 80 deg. 11 min. 43 sec. W, 11.00 feet to a concrete monument; thence, N 84 deg. 03 min. 53 sec. W, 461.24 feet; thence, N 83 deg. 38 min. 40 sec. W, 325.04 feet; thence, N 25 deg. 10 min. 00 sec. E, 642.34 feet; thence, S 65 deg. 45 min. E, 170.00 feet; thence, S 84 deg. 45 min. E, 146.10 feet; thence, with a curve to the left having a central angle of 29 deg. 09 min. 14 sec., a radius of 250.00 feet and a length of 127.21 feet; thence, with a curve to the right having a central angel of 15 deg. 15 min. 53 sec., a radius of 200 feet and a length of 53.46 feet; thence, S 88 deg. 10 min. 00 sec. E, 119.80 feet; thence S 01 deg. 50 min. 00 sec. W, 329.00 feet; thence, N 88 deg. 10 min. 00 sec. W, 58.53 feet; thence, S 01 deg. 50 min. 00 sec. W, 278.91 feet to the point of beginning, containing 9.39 acres, more or less.

TRACT II:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, and being Lot No. 4 as shown on the Plan of the Resubdivision of Lot No. 3 on the Plan of Bell Forge West of record in Book 6250, page 737, more particularly described as follows:

Beginning at a point in the westerly margin of Mt. View Road, located approximately 345 feet north of the centerline of Bell Forge Lane East extended; thence, with said margin, S 01 deg. 17 min. 40 sec. W, 56.00 feet; thence, with a curve to the left having a central angle of 27 deg. 38 min. 09 sec., a radius of 805.74 feet and a length of 388.64 feet; thence, S 26 deg. 20 min. 31 sec. E, 250.75; thence, with a curve to the left having a central angle of 02 deg. 47 min. 42 sec., a radius of 515.52 feet and a length of 25.15 feet; thence, leaving said margin, N 80 deg. 11 min. 43 sec. W, 464.71 feet; thence, N 01 deg. 50 min. 00 sec. E, 278.91 feet; thence, S 88 deg. 10 min. 00 sec. E, 58.53 feet; thence, N 01 deg. 50 min. 00 sec. E, 329.00 feet; thence, S 88 deg. 10 min. 00 sec. E, 176.00 feet to the point of beginning, containing 4.012 acres, more or less.

Being the same property conveyed to Paine Webber Qualified Plan Property Fund Four, L.P. by Deed from Bell Forge Square Associates, Ltd., a Tennessee limited partnership, of record in Book 6844,

page 523, Register's Office for Davidson County, Tennessee, and leased under a Ground Lease to Bell Forge Square Associates, Ltd. as evidenced in the Notice of Ground Lease of record in Book 6844, page 531 in the Davidson County Register's Office.

together with all improvements constructed thereon and all hereditaments and appurtenances relating to the property.

This conveyance is expressly subject to the following:

a. That certain leasehold estate created under the Ground Lease dated April 29, 1986 between the grantee hereunder as Landlord and the grantor hereunder as Tenant as evidenced by that certain Notice of Ground Lease of record in Book 6844, page 531, Register's Office for Davidson County, Tennessee.

b. That certain Deed of Trust and Security Agreement dated April 29, 1986 among the Grantor, Robert N. Buchanan III as Trustee and the grantee hereunder as Beneficiary of record in Book 6844, page 548, Register's Office for Davidson County, Tennessee.

c. That certain Collateral Assignment of Rents and Leases dated April 29, 1986 from grantor hereunder as Assignor to grantee hereunder as Assignee of record in Book 6844, page 589, Register's Office for Davidson County, Tennessee.

Acceptance by the grantee of the conveyance under this deed shall not result in a merger of the interests conveyed hereby with the fee and the leasehold estates effecting the Property, and the lien of the above described deed of trust and the assignment of rents and leases shall remain in full force and effect.

This is improved property, known as Bell Forge Square shopping center, Mt. View Road, Antioch, Tennessee.

Witness its hand this 1st day of October, 1991.

BELL FORGE SQUARE ASSOCIATES, LTD.

By: Fortune Masingill Parish Development Corporation, General Partner

By: A. C. Masingill, Jr.
A. C. Masingill, Jr.
President

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, Vickie B. Gregory, a Notary Public of said County and State, personally appeared A. C. Masingill, Jr., President of Fortune Masingill Parish Development Corporation, general partner of BELL FORGE SQUARE ASSOCIATES, LTD., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of the general partner of BELL FORGE SQUARE ASSOCIATES, LTD., the within named bargainor, a limited partnership, and that he as such president of the general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partner by himself as president.

Witness my hand and seal, at Office in Knoxville, Tn., this 1st day of October, 1991.

Vickie B. Gregory
Notary Public

My Commission Expires: 2-25-92

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IDENTIFICATION

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