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This instrument prepared by:
LAWYERS TITLE INSURANCE CORPORATION
Stuart Jones, Attorney
424 Church Street, Suite 200
Nashville, Tennessee 37219-2302

LTIC File Number: 93-21754 (GTK)

Map & Parcel: See Exhibit "B" Attached

Q U I T C L A I M D E E D

BOOK 9217 PAGE 417

KNOW ALL MEN BY THESE PRESENTS, that **TopValco,Inc.** for and in consideration of ($10.00) Ten Dollars, do hereby bargain, sell, remise, release, quit claim and convey all of its right, title, and interest unto **Metropolitan Development and Housing Agency** the following described real estate located in Nashville, County of Davidson, State of Tennessee, to with:

SEE **EXHIBIT "A"** ATTACHED HERETO

Being the same property conveyed to TopValco, Inc. by the following Deeds of Record, all of which were recorded in the Register's Office for Davidson County, Tennessee:

Tract 1:	Book 9191, page 270	Tract 11:	Book 9191, page 297
Tract 2:	Book 9191, page 266	Tract 12:	Book 9191, page 240
Tract 3:	Book 9191, page 260	Tract 13:	Book 9191, page 257
Tract 4:	Book 9191, page 250	Tract 14:	Book 9191, page 279
Tract 5:	Book 9191, page 263	Tract 15:	Book 9191, page 246
Tract 6:	Book 9191, page 276	Tract 16:	Book 9191, page 254
Tract 7:	Book 9191, page 285	Tract 17:	Book 9191, page 273
Tract 8:	Book 9191, page 282	Tract 18:	Book 9191, page 291
Tract 9:	Book 9191, page 243	Tract 19:	Book 9191, page 288
Tract 10:	Book 9191, page 294		

IN TESTIMONY WHEREOF I (We) have executed this instrument this the 9th day of December, 1993, effective as of January 7, 1994.

TopValco, Inc.

By: Paul Heldman
Paul Heldman, Vice President

ATTEST: Thomas P. O'Brien, Jr., Asst. Sec'y

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ HAMILTON

Before me, Margaret Saunders, a Notary Public within and for the State and County aforesaid, personally appeared Paul Heldman and Thomas P. O'Brien, Jr. with whom I am personally acquainted and who upon ~~oath~~ (their several oaths) acknowledged ~~(himself)~~ (themselves) to be the Vice President and Assistant Secretary respectively of ~~the~~ Topvalco, Inc. the within named bargainor, a corporation, and that ~~he~~ (they) as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Paul Heldman as such Vice President, and attesting the same by the said Thomas P. O'Brien, Jr. as such Assistant Secretary

Witness my hand and official seal at office at 1014 Vine Street on this the 9th day of December, 1993. Cincinnati, Ohio 45202-1100

Commission Expires 9/18/96

Margaret Saunders
Notary Public

TAI

This is (X) improved
( ) unimproved
known as:
Property address:

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)
Topvalco, Inc. c/o
The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202-1100

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is: $10.00

Thomas P. O'Brien, Jr.
ASSISTANT SECRETARY
Affiant

Subscribed and sworn to before me this the 9th day of December, 1993.

Margaret Saunders
Notary Public

MARGARET SAUNDERS
Notary Public, State of Ohio
My Commission Expires Sept. 18, 1996

TRACT 1:
Land in Davidson County, Tennessee, being the South half of Lot No. 115 on the Map of the Homestead Addition of the Estate of D. T. McGavock, of record in Book 57, page 9, Register's Office for said County.

Said part of said lot fronts 25 feet on the easterly side of 9th Avenue North and runs back between parallel lines 160 feet on an alley.

Being the same property conveyed to Joy R. Karr by Deed of Record in Book 3157, page 403, and by Decree of record in Book 5249, page 427, Register's Office for Davidson County, Tennessee.

TRACT 2:
Being Lot No. 3 and the northerly parts of Lots Nos. 1 and 2 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Monroe Street 100 feet East of the easterly margin of 9th Avenue North; thence at right angles to Monroe Street northerly 70 feet; thence at right angles westerly 125 feet to the easterly line of 9th Avenue North; thence northwardly along the East line of said Avenue 98 feet to the South line of a 15-foot alley; thence along the South line of said alley, eastwardly 207 feet to a point at the corner of Lots 3 and 4 of said Subdivision; thence at right angles to said alley, along the line between said lots, southwardly 160 feet to a point in the North line of Monroe Street; thence with the north line of the same, westwardly 50 feet to the beginning.

LESS AND EXCEPT:

Land in Davidson County and described according to a survey made by James R. Briggs, surveyor #1027 as follows: Beginning at an iron pin approximately 190+/- feet East from the centerline of 9th Avenue on the northern right-of-way line of Monroe Street, thence South 63 deg. 56' 00" West a distance of 50 feet to a point; thence leaving right-of-way line North 27 deg. 16' 46" West a distance of 69.50 feet to a point, thence North 63 deg. 21' 40" East a distance of 50.00 feet to an iron pin, thence South 27 deg. 16' 22" East a distance of 70.00 feet to the point of beginning.

Being a portion of the same property conveyed to Louis Lipschutz and wife, Sylvia H. Lipschutz, by Deed of Record in Book 3923, page 774, Register's Office for Davidson County, Tennessee.

TRACT 3:
Land in Davidson County, Tennessee, being part of Lot Nos. 106 and 107 on the map of the D. T. McGavock's Homestead Addition, of record in Book 57, page 9, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 8th Avenue North 73.9 feet North of an alley, being the northeast corner of the property conveyed to W. W. Cooksey and wife by deed from Mary E. Jesson, of record in Book 1248, page 420, said Register's Office; thence along their North line westerly 147 feet to the easterly margin of an alley, said point being 58.8 feet North of the North margin of the first alley above mentioned, thence with the margin of the last mentioned alley northerly 28.5 feet to a point which is 304.4 feet South of the South margin of Taylor Street; thence easterly 158 feet to the westerly margin of 8th Avenue North, said point being 21.5 feet South of a turn in 8th Avenue North and being 325.5 feet South of the South margin of Taylor Street, as measured around the margin of Hamburg Street and 8th Avenue North, and continuing with the margin of 8th Avenue North, southerly 39 feet to the beginning.

Being the same property conveyed to Shared Equity Club of Nashville, a Tennessee Partnership by Deed of Record in Book 7615, page 791, Register's Office for Davidson County, Tennessee.

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TRACT 4:
Tract A - Land in Davidson County, Tennessee, being the southerly part of Lot No. 106 on the Plan of D. T. McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County, described as follows:

Beginning on the westerly margin of 8th Avenue North, formerly McGavock Avenue, at its intersection with the northerly margin of the first alley north of Monroe Street; thence with the westerly margin of said Avenue, northwardly 35 feet; thence with the westwardly 135 feet, more or less, to the easterly margin of another alley; thence with the last mentioned alley southwardly 30 feet to the northerly margin of the first mentioned alley; thence with the same, 125 feet 6 inches, more or less, to the beginning.

Tract B- Land in Davidson County, Tennessee, being a part of Lot No. 106 on the plan of D. T. McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County, described according to a map of the said property made October 26, 1919, by Erle Drake, as follows:

Beginning on the westerly margin of Eighth Avenue, North, formerly McGavock Avenue or Spruce Street 35.5 feet northerly from an alley which bounds the southerly line of said lot; thence with the westerly margin of said Avenue northerly 38.4 feet; thence westwardly with a fence 147 feet to the easterly margin of an alley; thence with said alley, southerly 28 feet to a fence, being 30.8 feet northerly from the northerly margin of the first mentioned alley; thence said fence, easterly 135 feet to the beginning.

Being the same property conveyed to Progressive Business, Inc., a Tennessee corporation by Deed of Record in Book 3678, page 276, Register's Office for Davidson County, Tennessee.

TRACT 5:
Being parts of Lot Nos. 106 and 107 on the D. T. McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County, and as described according to a map of said property made October 26, 1919, by Erle Drake, as follows:

Beginning on the westerly margin of 8th Avenue North, formerly McGavock Avenue or Spruce Street, 112.9 feet northerly from the southeast corner of said Lot No. 106; thence with the westerly margin of said Avenue, northerly 21.5 feet to Hamburg Street; thence with the said Street, northerly 28 feet to the corner of a fence, thence with the line of said fence, westerly 160 feet to the easterly margin of an alley; thence with said alley southerly 29.4 feet to the corner of another fence, thence easterly with the last mentioned fence, 158 feet to the point of beginning.

Being the same property conveyed to Horace Andrew Waffird and wife, Mary Lee Waffird by Deed of Record in Book 4561, page 22, Register's Office for Davidson County, Tennessee.

TRACT 6:
Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of McGavock's Homestead Addition to Nashville, of record in Book 57, page 9, Register's Office for said County.

Said Lot No. 114 fronts 50 feet on the easterly side of 9th Avenue North, (formerly Buena Vista Street) and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Charles E. Binkley and wife, Dorothy Binkley by Deed of Record in Book 6306, page 279, Register's Office for Davidson County, Tennessee.

TRACT 7:
Being Lot No. 165 and the southerly 15 feet of Lot No. 164 on the Plan of McGavock's Addition to the Town of Nashville, of record in Book 21, page 23, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 65 feet on the westerly side of Ninth Avenue North and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Clarence Preston and wife, Bertha Preston by Deed of Record in Book 2961, page 259, being further conveyed to the Estate of Clarence L. Preston by Order of record in Book 5878, page 945, Register's Office for Davidson County, Tennessee.

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TRACT 8:
Being the northerly 35 feet of Lot No. 164 on the map of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said part of lot fronts 35 feet on the westerly side of 9th Avenue, North, formerly Buena Vista Pike, and runs back between parallel lines 150 feet to an alley.

Being part of the same property (Tract 1), conveyed to C & D Safety Co., Inc. by Deed of Record in Book 6614, page 258, Register's Office for Davidson County, Tennessee.

TRACT 9:
Being the northerly 39 feet of Lot No. 111 on the Plan of Homestead Addition to the Estate of D. T. McGavock, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said part of Lot 111 fronts 39 feet on the westerly side of 8th Avenue and runs back between parrallel lines 160 feet to an alley.

Being the same property conveyed to Rodd Nelson, by Deed of Record in Book 9025, page 318, Register's Office for Davidson County, Tennessee.

TRACT 10:
Being the northerly 30 feet of Lot No. 109 and the southerly 21 feet of Lot No. 110 on the plan of Homestead Addition to Estate of D. T. McGavock, deceased, as of record in Book 57, page 9, Register's Office for said County.

Said part of said lots adjoin and front together 51 feet on the westerly side of 8th Avenue North and extend back between parrallel lines 160 feet to an alley.

Being the same property conveyed to Milton W. Warren by Deed of Record in Book 4611, page 672, Register's Office for Davidson County, Tennessee.

TRACT 11:
Land in Davidson County, Tennessee being the North 29 feet of Lot No. 110 and the south 11 feet of Lot 111, on the Map of the Homestead Addition of D. T. McGavock's estate, of record in Book 57, page 9, Register's Office for Davidson County.

Said parts of lots 110 and 111 front together 40 feet on the west side of 8th Avenue North and runs back between lines 160 feet to a line on which it also measures 40 feet.

Being the same property conveyed to Melvin L. Warren by Deed of Record in Book 6334, page 479, Register's Office for Davidson County, Tennessee.

TRACT 12:
Parcel 1:
Being Lots Nos. 168, 169 and 170 on the McGavock and Wetmore's Addition called the "Town of McGavock", as of record in Book 21, page 23, Register's Office for said County.

Being the same property conveyed to James D. Stevens by Deed of Record in Book 3676, page 13, Register's Office for Davidson County, Tennessee.

Parcel 2:
Land in Davidson County, Tennessee, being Lot No. 167 on the Map of McGavock, Wetmore and Other's Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Being the same property conveyed to Jim D. Stevens by Deed of Record in Book 4638, page 520, Register's Office for Davidson County, Tennessee.

TRACT 13:
Being the southerly 35 feet, more or less, front of Lot No. 108 and the northerly 15 feet, more or less, front of Lot No. 107 on the Plan of the McGavock Homestead Addition to Nashville, as of record in Book 57, page 9, described as follows:

Beginning on the westerly margin of 8th Avenue North, formerly McGavock Avenue or Spruce Street, 25 feet, more or less, south of the corner of Lots Nos. 108 and 109; thence westwardly parallel with and 25 feet more of less south of the line between said two lots, 160 feet more or less to the easterly margin of an alley; thence with said alley, southwardly 43 feet more or less, thence eastwardly on a straight line 160 feet more or less to the westerly margin of 8th Avenue North; thence with the westerly margin of said Avenue, northwardly 50 feet more or less, to the beginning.

Being the same property conveyed to Robert T. Clark and wife, Margaret A. Clark by Deed of Record in Book 5450, page 522, Register's Office for Davidson County, Tennessee.

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TRACT 14:
Being the easterly 50 feet of Lot No. 113 on the Plan of D. T. McGavock's Homestead Addition, as of record in Book 57, page 9, of the Register's Office for said County.

Said part of Lot No. 113 fronts 50 feet on the southerly side of Taylor Street and runs back between parallel lines, with the westerly margin of an alley, 50 feet to the northerly line of Lot No. 114.

Being the same property conveyed to Lucy Mai Buchanan by Deed of Record in Book 6291, page 784, Register's Office for Davidson County, Tennessee.

TRACT 15:
Being Lot No. 112 on the Plan of the Homestead Addition to the Estate of D. T. McGavock, deceased, as of record in Book 57, page 9, Register's Office for said County.

Said Lot 112 fronts 50 feet on the westerly side of Eighth Avenue North and extends back between parallel lines, with the southerly margin of Taylor Street, 160 feet to an alley.

Being part of the same property, (Tract No. 3), conveyed to Sadie B. Werthan by Deed of Record in Book 1783, page 55, Register's Office for Davidson County, Tennessee. The said property is now vested in the Sadie Werthen Trust pursuant to the Last Will and Testamnet of Sadie B. Werthan.

TRACT 16:
Land in Davidson County, Tennessee, being the westerly 110 feet of Lot No. 113 on the Plan Of McGavock Homestead Addition, of record in Book 57, page 9, Register's Office for said County.

Said part of lot fronts 50 feet on the easterly side of 9th Avenue North, formerly Buena Vista Street, and runs back between lines, with the southerly margin of Taylor Street, 110 feet to a dead line.

Being a portion of the same property conveyed to Rodd Nelson, Trustee by Deed of Record in Book 8519, page 592, Register's Office for Davidson County, Tennessee.

TRACT 17:
Being the North half of Lot No. 115 on the Map of McGavock's Homestead Addition, of record in Book 57, page 9, Register's Office for said County.

Said part of said Lot No. 115 fronts 25 feet on the East side of 9th Avenue, North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Martha J. Sanford by Deed of Record in Book 6648, page 374, Register's Office for Davidson County, Tennessee.

TRACT 18:
Being the northerly 25 feet of Lot No. 108 and the southerly 20 feet of Lot No. 109 on the plan of D. T. McGavock's Homestead Addition as of record in Book 57, page 9, Register's Office for said County.

Said parts of Lots Nos. 108 and 109 front together 45 feet on the westerly side of 8th Avenue North and run back between parrallel lines, 160 feet to an alley.

Being the same property conveyed to Howard Douglas Wafford by Deed of Record in Book 8219, page 433, Register's Office for Davidson County, Tennessee.

TRACT 19:
Being Lot No. 166 on the Plan of McGavock, Wetmore and Other's Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Reigster's Office for said County.

Said Lot No. 166 fronts 50 feet on the westerly side of 9th Avenue North, formerly Buena Vista Street or Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. R. Beard and wife, May Beard by Deed of Record in Book 2809, page 227, Register's Office for Davidson County, Tennessee. The said W. R. Beard having since died.

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EXHIBIT B

MAP & PARCEL

TRACT 1:	**81-12-420**
TRACT 2:	**81-12-424.01**
TRACT 3:	**81-12-430**
TRACT 4:	**81-12-428**
TRACT 5:	**81-12-431**
TRACT 6:	**81-12-418**
TRACT 7:	**81-12-400**
TRACT 8:	**81-12-401**
TRACT 9:	**81-12-436**
TRACT 10:	**81-12-434**
TRACT 11:	**81-12-435**
TRACT 12:	**81-12-398** **81-16-183.01**
TRACT 13:	**81-12-432**
TRACT 14:	**81-12-147**
TRACT 15:	**81-12-437**
TRACT 16:	**81-12-416**
TRACT 17:	**81-12-149**
TRACT 18:	**81-12-433**
TRACT 19:	**81-12-399**

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IDENTIFICATION REFERENCE

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LAWYERS TITLE