THIS INSTRUMENT PREPARED BY:
Steven L. West
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

BOOK 9540 PG 738

Address New Owner as Follows:	Person Responsible for Payment of Taxes:	Map-Parcel Nos.:
Donelson I Partners, L.P. 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	New Owner	108-0-240

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 ($1.00) Dollar, the receipt of which is hereby acknowledged, DENNIS N. OSBORNE as to a thirty-six percent (36%) undivided interest, VIDVEST, INC., as to a twenty-three percent (23%) undivided interest and OSBORNE'S FOODTOWN, INC., as to a forty-one percent (41%) undivided interest, hereinafter called "Grantors", have this day bargained and sold, and do hereby quitclaim and convey unto DONELSON I PARTNERS, L.P., a Tennessee limited partnership, hereinafter called "Grantee", its successors and assigns, all of Grantor's interest, if any, in and to certain real estate in Davidson County, Tennessee, described in Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property, known as 534 Donelson Pike, Nashville, Tennessee 37214.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 6th day of December, 1994.

GRANTORS:

Dennis N. Osborne (Dennis N. Osborne and Dennis Osborne are one and the same person.)

VIDVEST, INC., a Tennessee corporation

By:
Title: President

OSBORNE'S FOODTOWN, INC., a Tennessee corporation

By:
Title: President

15402

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DARRELL C. WEST, a Notary Public for the State and County aforesaid, Dennis N. Osborne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of December, 1994.

Darrell C. West
Notary Public

My Commission Expires:

1-27-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DARRELL C. WEST, a Notary Public for the State and County aforesaid, Dennis N. Osborne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6 day of December, 1994.

Darrell C. West
Notary Public

My Commission Expires:

1-27-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DARRELL C. WEST, a Notary Public for the State and County aforesaid, Dennis N. Osborne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6 day of December, 1994.

Darrell C. West
Notary Public

My Commission Expires:

1-27-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00 .

Charles B. Mangrum, Jr.
AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of December, 1994.

Darrell L. Wright
Notary Public

My Commission Expires:
1-27-96

1121 12/07 0101 03CHECK 15.00

Exhibit "A"

(Quitclaim Deed)

BEING part of Lot Number 2 on the Plan of a resubdivision of Lot 2 W. B. Wiggins, Jr. Subdivision as of record in Plat Book 8250, Page 216, R.O.D.C., Tennessee, and is more particularly described as follows:

BEGINNING at a scratch on sidewalk on the westerly margin of Donelson Pike marking the northeast corner of this described lot; thence, with said margin South 4 degrees 36 minutes 00 seconds West, 18.04 feet to a point marking the northeast corner of Lot Number 3 on said plan; thence, with the common line of said lot, North 85 degrees 34 minutes 42 seconds West, 185.00 feet to a P. K. Nail; thence, with the westerly line of said lot Number 3, South 4 degrees 36 minutes 00 seconds West, 195.12 feet to a point in the northerly margin of Royal Parkway; thence with said margin, North 85 degrees 43 minutes 15 seconds West, 40.01 feet to a point; thence, continuing with said margin, with a curve to the right with a delta of 1 degree 43 minutes 21 seconds a radius of 5100.65 feet, a tangent of 76.68 feet, a length of 153.35 feet to a point; thence, North 83 degrees 59 minutes 54 seconds West, 396.15 feet to a point; thence, leaving said margin of Royal Parkway with the westerly line of this described lot, North 4 degrees 36 minutes 29 seconds East, 202.53 feet to a point; thence, with the northerly line of this described lot, South 85 degrees 25 minutes 18 seconds East, 774.35 feet to the point of beginning containing 126,830 square feet more or less or 2.91 acres more or less.

Being part of the same property conveyed to Dennis Osborne, by deed from W. B. Wiggins, Jr., of record in Book 9261, page 675, Register's Office for Davidson County, Tennessee, and the same property in which a 23% undivided interest was conveyed to Vidvest, Inc. by quitclaim deed of record in Book 9540, page 728, Register's Office for Davidson County, Tennessee, and a 41% undivided interest was conveyed to Osborne's Foodtown, Inc. by quitclaim deed of record in Book 9540, page 730, Register's Office for Davidson County, Tennessee.