BOOK 9750 PG 741

This instrument prepared by:

David H. Todd
Cohen, Todd, Kite & Stanford
525 Vine Street, 16th Floor
Cincinnati, Ohio 45202

Name and Address of Owners:	Person Responsible for Payment of Taxes:	Map & Parcel No.:
Realty Southwest Limited Partnership c/o Quadrelle Realty Services One West Avenue Larchmont, NY 10538	**Realty Southwest Limited Partnership** c/o Quadrelle Realty Services One West Avenue Larchmont, NY 10538	82-6-69

QUIT CLAIM DEED

For and in consideration of the sum of One and 00/100 Dollar ($1.00),

Realty Southwest Associates, a New York general partnership

(herein called "Grantor"), does hereby bargain, sell, remise, and quit claim unto

Realty Southwest Limited Partnership, a Nevada limited partnership

(herein called "Grantee"), the real property situated in Hamilton County, Tennessee, described as follows:

See attached Exhibit A consisting of a 10 acre parcel located in the First Civil District, Nashville, Davidson County, Tennessee and commonly known as 700 Cowan Street, Nashville, Tennessee conveyed to Grantor herein by Deed recorded at Book 6903, page 146, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized general partner this 28th day of July, 1995.

REALTY SOUTHWEST ASSOCIATES,
a New York general partnership

By: MBJR Trust, General Partner

By: _____
Thomas H. Bergman, Trustee

0085547
IDENTIF. ↑ REFERENCE
95 AUG -3 AM 9:51
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

State of Ohio)
)**ss:**
County of Hamilton)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Thomas H. Bergman, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be a Trustee of MBJR Trust, General Partner of Realty Southwest Associates, a New York general partnership, the within named bargainor, a partnership, and that he, as such Trustee of the General Partner, being authorized so to do, executed the foregoing instrument on behalf of the partnership for the purposes therein contained by signing the name of the partnership, by himself as Trustee of the General Partner.

In witness whereof, I have hereunto set my hand and seal this 28th day of July, 1995.

My commission has no expiration.

Notary Public

SEAL

DAVID H. TODD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration

State of Ohio)
)**ss:**
County of Hamilton)

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

Thomas H. Bergman, Trustee of
MBJR Trust, General Partner of
Realty Southwest Associates

Sworn to a subscribed before me this 28th day of July, 1995.

My commission has no expiration.

Notary Public

SEAL

0085082.01

EXHIBIT "A"

Legal Description

Being a parcel of land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Cowan Street and Cowan Court and being more particularly described as follows:

BEGINNING at an iron pin at the point intersection of the southerly right-of-way line of Cowan Court and the westerly right-of-way line of Cowan Street, said point being the northeasterly corner of the herein described parcel;

THENCE, with said westerly right-of-way line of Cowan Street, S 09° 41' 30" E, 652.88 feet to an iron pin;

THENCE, continuing with said westerly right-of-way line with a curve to the left, 156.73 feet to an iron pin, said curve having a central angle of 17° 38' 06", a radius of 509.21 feet, a tangent of 78.99 feet and a chord of S 18° 30' 33" E, 156.11 feet;

THENCE, leaving said westerly right-of-way line with the northerly line of the property conveyed to Cargill, Inc., by deed of record in Book 6096, Page 851, R.O.D.C., N 83° 02' W, 591.85 feet to a point;

THENCE, with an easterly line of said Cargill property and the easterly line of property conveyed to National Service Properties by deed of record in Book 5839, Page 488, R.O.D.C., N 09° 41' 30" W, 800.00 feet to a railroad spike in the southerly right-of-way line of Cowan Court;

THENCE, with said southerly right-of-way line, S 83° 02' E, 566.89 feet to the point of beginning.

Containing 435,608 square feet or 10.00 acres, more or less.

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