BOOK 9800 PG 500

4

QUITCLAIM DEED

FROM: CONNECTICUT GENERAL LIFE INSURANCE COMPANY

TO: ROOT REAL ESTATE ONE, L.P., LTD.

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday
Nineteenth Floor
Third National Financial Center
Nashville, Tennessee 37219

95 SEP 20 PM 2:33
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0102220
IDENTIF. & REFERENCE

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Root Real Estate One, L.P., Ltd. 525 Fentress Boulevard Daytona Beach, Florida 32120	Same	134-0-189

STATE OF Connecticut)
COUNTY OF Hartford)

The actual consideration for this transfer is $--0-- Dollars.

Affiant

Sworn to and subscribed before me, this 15th day of September, 1995.

Notary Public

MONA A. LEES
COMMISSIONER OF DEEDS
STATE OF CONNECTICUT
MY COMMISSION EXPIRES AUG. 25, 1997

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of No Dollars ($--0--), CONNECTICUT GENERAL LIFE INSURANCE COMPANY ("Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto ROOT REAL ESTATE ONE, L.P., LTD., its successors and assigns ("Grantee"), all of Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property, known as Linbar Business Center, Nashville, Tennessee.

Executed this 5th day of September, 1995.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY,
a Connecticut corporation

By: CIGNA Investments, Inc.
a Delaware corporation

By: Pamela S. Peck

Title: Vice President

STATE OF Connecticut)
COUNTY OF Hartford)

Before me, Mona A. Lees, a Notary Public of said County and State, personally appeared Pamela S. Peck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice President (or other officer authorized to execute the instrument) of CIGNA Investments, Inc. which is authorized to execute the foregoing instrument on behalf of Connecticut General Life Insurance Company, the within named bargainor, a corporation, and that she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President

Witness my hand and seal, at Office in Hartford, Connecticut, this 5 day of September, 1995.

Mona A. Lees
Notary Public

MONA A. LEES
COMMISSIONER OF DEEDS
STATE OF CONNECTICUT
MY COMMISSION EXPIRES AUG. 25, 1997

My Commission Expires:

EXHIBIT A

PROPERTY DESCRIPTION

Land in the First Civil District of Nashville, Davidson County, Tennessee and located at the northeasterly corner of Wallace Road & Linbar Drive, being a portion of the property conveyed to Crow-Cleveland L.P. in Deed Book 6830 - Page 984 Register's Office, Davidson County, and known as Lot 1 on the "Resubdivision of the Linbar Business Park" of record in Plat Book 7900, Page 178, Register's Office, Davidson County, and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the north R.O.W. line of Linbar Drive (80' R.O.W.), and the east R.O.W. line of Wallace Road (50' R.O.W.);

Thence, with said R.O.W. line of Wallace Road N 00° 11' 11" W - 326.89' to an iron pin (new);

Thence, continuing with R.O.W. N 03° 27' 15" E - 105.78' to an iron pin (old) at the southwest corner of John T. Allen, Jr., et al (DB 5634, Pg 977);

Thence, leaving Wallace Road R.O.W. with Allen property S 87° 06' 35" E - 252.47' to an iron pin (old) disturbed;

Thence, with Allen property N 59° 36' 59" E - 64.15' to a concrete monument (old);

Thence, continuing with Allen N 03° 03' 34" E - 118.48' to an iron pin (old) in the south line of HEW Corporation (DB 5121, Pg 948);

Thence, leaving Allen with HEW, S 86° 39' 27" E - 156.09' to an iron pin (new);

Thence, continuing with HEW property N 48° 35' 55" E - 280.97' to an iron pin (old) at the southeast corner of HEW tract, this also being in the west R.O.W. of Interstate I-24;

Thence, with Interstate I-24 R.O.W. and leaving HEW tract, S 30° 15' 02" E - 694.92' to an iron pin (old) at the northeast corner of Ritzen Group Venture Partners IV, LP (DB 8015, Pg 64);

Thence, leaving Interstate I-24 R.O.W. with Ritzen Group for the following 2 calls;
S 59° 37' 47" W - 227.36' to an iron pin (old)
N 30° 13' 51" W - 43.00' to an iron pin (old) in the East line of the Willie K. Davis property (DB 9556, pg 973);

Thence with Davis for the following 4 calls:

S 59° 46' 12" W - 344.94' to an iron pin (old);
N 30° 14' 05" W - 22.00' to a Railroad Spike (old),
S 59° 46' 12" W - 353.99' to a Chiseled "X" on curb,
S 50° 24' 32" W - 51.16' to a Railroad Spike (old) in the East R.O.W. line of Linbar Drive;

Thence, leaving Davis along Linbar Drive R.O.W. with a curve to the right having a delta of 12° 04' 34", a radius of 309.61', an arc length of 65.26', a chord bearing of N 33° 33' 45" W, and a chord distance of 65.13' to a concrete monument (old);

Thence, continuing with Linbar Drive R.O.W. N 27° 47' 23" W - 273.65' to the POINT OF BEGINNING and containing 13.71 acres, more or less.

Being the same property conveyed to Connecticut General Life Insurance Company from W. Rowlett Scott by Trustee's Deed of record in Book 8434, page 973, Register's Office for Davidson County, Tennessee.

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