BOOK 9811 PG 283

0106605
IDENTIF. ↑ REFERENCE

95 SEP 29 PM 3:33
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
P.O. Box 198888
Nashville, TN 37219-8888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-1-.

Louis M Redmond
AFFIANT

Subscribed and sworn to before me, this 28 day of September, 1995.

Carolyn E Keek
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: _____
My Commission Expires MAR. 27, 1999

Address New Owner As Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Music Valley Acres, Inc.
2607 Crump Drive
Nashville, TN 37214

SAME

Part of Map 62
Parcel 34

0019 09/29 0101 03C-EDK 12.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **FACTORY STORES OF AMERICA, INC.**, a Delaware corporation ("Grantor"), for and in consideration of ONE DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises, and quitclaims unto **MUSIC VALLEY ACRES, INC.**, a Tennessee corporation ("Grantee"), all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. The subject property is unimproved.

WITNESS our hand this 26th day of September, 1995

GRANTOR:

FACTORY STORES OF AMERICA, INC.
a Delaware corporation

By: _____

Name: J. Dixon Fleming, Jr.

Title: Chairman and CEO

STATE OF North Carolina)
COUNTY OF Johnston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Dixon Fleming, Jr., 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 Chairman and CEO 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 26th day of September, 1995.

_____
Notary Public

My Commission Expires: 2/2/98

WENDY H. HOWARD NOTARY PUBLIC JOHNSTON CO., N.C.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being a portion of Lot 2 on the Plat of Music City Outlet Center, Re-Subdivision of Lot 1, of record in Book 9700, page 21, Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by Ragan-Smith-Associates, Inc., George E. Daniels (TN R.L.S. No. 737), dated June 22, 1995, as follows:

BEGINNING at an iron pin in the northerly right-of-way of McGavock Pike, being the southeast corner of the Gleaves Farm, Ltd., property of record in Book 6849, page 546, R.O.D.C., Tennessee, and proceeding as follows:

1. Leaving the right-of-way of McGavock Pike and with the easterly line of the Gleaves Farm, Ltd., property, N 10° 04' 58" E, 370.49 feet to a point; thence,

2. Leaving the Gleaves line, S 82° 50' 55" E, 431.02 feet to a point at the back of a concrete curb in the westerly line of a private drive serving the Music City Outlet Center; thence,

3. With the back of curb and said drive, S 00° 52' 30" W, 176.75 feet to a point; thence,

4. Continuing with said back of curb, S 10° 33' 02" W, 142.35 feet to a point; thence,

5. S 15° 38' 45" W, 52.79 feet to a point in the north right-of-way of McGavock Pike; thence,

6. With said right-of-way, N 82° 50' 55" W, 453.05 feet to the POINT OF BEGINNING, containing 167,196 square feet or 3.838 acres, more or less.

A portion of the subject property is a portion of the same property conveyed to Factory Stores of America, Inc., by deed from Music Valley Partners Limited Partnership, of record in Book 9197, page 283, Register's Office for Davidson County, Tennessee.

(This Quitclaim Deed, and the property conveyed hereby, is subject to the sign easement conveyed to Factory Stores of America, Inc., as contained in the General Warranty Deed from Music Valley Partners Limited Partnership to Factory Stores of America, Inc., of record in Book 9197, page 283, Register's Office for Davidson County, Tennessee, which sign easement shall remain in full force and effect.)