0150537

IDENTIFICATION REFERENCE

BOOK 9948 PG 595

MAIL ENV.
95 FEB 15 AM 8:48

REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
John M. Kantner, Esq.
Bob Evans Farms, Inc.
3776 South High Street
Columbus, Ohio 43207

Name and Address of New Owner:	Send Tax Bills To:	Tax and Parcel No.:
BEF REIT, Inc. 3776 South High Street Columbus, Ohio 43207	BEF REIT, Inc. 3776 South High Street Columbus, Ohio 43207	062-00-0-166.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of no money or other valuable and tangible consideration readily convertible into money being paid or to be paid, **BOB EVANS FARMS, INC.,** an Ohio corporation ("Grantor"), hereby bargains, sells, remises, releases, quit-claims and conveys to **BEF REIT, INC.,** an Ohio corporation ("Grantee"), its successors and assigns, all of its interest in that certain property in Davidson County, Tennessee, described on Exhibit "A" attached hereto and made a part hereof (the "Property").

Being the same property conveyed to Grantor by deed from Morrison Incorporated, of record in Book 8320, page 477, Register's Office of Davidson County, Tennessee.

Together with all easements, rights and other benefits appurtenant thereto.

IN WITNESS WHEREOF, Grantor has executed this Deed through its duly authorized officer to be effective as of the 3rd day of November, 1995.

BOB EVANS FARMS, INC., an
Ohio corporation

By: _____
Daniel E. Evans
Chairman of the Board and
Chief Executive Officer

SEAL

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

Before me, a notary public of the State and County mentioned, personally appeared Daniel E. Evans, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Chairman of the Board and Chief Executive Officer of Bob Evans Farms, Inc., the within named bargainer, an Ohio corporation, and that in such capacity, he executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Chairman of the Board and Chief Executive Officer.

WITNESS my hand and seal at office this 3rd day of November, 1995.

_____
Notary Public

My Commission
Expires: _____

AIMEE D. BATES
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 11, 1997

BOOK 9948PG597

AFFIDAVIT OF CONSIDERATION

STATE OF OHIO :
: SS
COUNTY OF FRANKLIN :

I hereby swear and affirm that no money or other valuable and tangible consideration readily convertible into money was paid or will be paid in connection with this transfer of this Property.

BEF REIT, INC., an Ohio corporation

By: _____
Daniel E. Evans
Chairman of the Board and
Chief Executive Officer

Sworn to and subscribed before me this 3rd day of November, 1995.

_____
Notary Public
My Commission
Expires: _____

deed-tn-#253

AIMEE D. BATES
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 11, 1997

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 1 & 3 of Rudy's Farm, which plan is of record in Plat Book 7900, Page 54, Register's Office for Davidson County, Tennessee, and which lot is located north of McGavock Pike, west of Music Valley Drive, and is more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Music Valley Drive, said monument being the southeast corner of Fiddler's Inn, Inc., of record in Book 6351, Page 342, R.O.D.C., and being the northeast corner of the herein described tract; said monument also being northerly 138.92 feet from a concrete monument at the northerly terminus of a curve return to the northerly margin of Rudy's Circle.

Thence, with said westerly margin S 10° 12' 22" E, 135.64 feet to a point;

Thence, with a curve to the right 3.28 feet, said curve having a central angle of 0° 24' 31", a radius of 460.00 feet and a chord of S 9° 59' 53" E, 3.28 feet to a point;

Thence, leaving said westerly margin, with the northerly margin of Rudy's Circle, the following calls:

With a curve to the right 50.21 feet, said curve having a central angle of 115° 04' 49", a radius of 25.00 feet and a chord of S 47° 44' 36" W, 42.19 feet to a point;

N 74° 42' 56" W, 192.56 feet to a concrete monument;

With a curve to the left 196.70 feet, said curve having a central angle of 49° 00' 03", a radius of 230.00 feet and a chord of S 80° 47' 04" W, 190.76 feet to a concrete monument.

Thence, leaving said northerly margin, N 32° 38' 29" W, 68.60 feet to an iron pin;

Thence, N 15° 17' 04" E, 194.14 feet to an iron pin in the southerly line of said Fiddler's Inn, Inc.;

Thence, with said southerly line, S 74° 42' 56" E, 379.93 feet to the point of beginning.

Containing 74,052 square feet or 1.70 acres, more or less, according to a survey dated January 30, 1991, prepared by Wendell H. Talley, Sr., RLS #785, of Barge, Waggoner, Sumner & Cannon, Inc., 162 Third Avenue, N., Nashville, Tennessee 37201.