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This instrument prepared by:

The Grupe Development Company - Commercial
Marc Robinson, Attorney
3255 W. March Lane
4th Floor
Stockton, CA 95219

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME) Murfreesboro Road Real Estate, a California general partnership	(NAME) (same as new owner)	Map 135 Parcel 72
(STREET ADDRESS OR ROUTE NUMBER) 3255 W. March Lane, Suite 400	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Stockton, CA 95219	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, THE GRUPE COMPANY, a California corporation, by these presents do hereby quitclaim and convey unto MURFREESBORO ROAD REAL ESTATE, a California general partnership, its successors and assigns, all of its right, title and interest in and to following described tract of land:

See Exhibit "A" attached hereto and incorporated herein by this reference.

0187466
IDENTIFICATION REFERENCE

96 MAY 31 PM 2:44
REGISTER
DAVIDSON COUNTY, TN.

BOOK 10068 PG 707

7788 05/31 0101 03CHECK 16.00

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

The actual consideration for this transfer is $ -0-

Subscribed and sworn to before me, this the 21st day of May 19 96

JULIE DZUBAK
Commission # 1083192
Notary Public — California
San Joaquin County
My Comm. Expires Jan 15, 2000

My Commission Expires:

x _____
Affiant

_____
Notary Public

Witness my hand this 21st day of May, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE GRUPE COMPANY, a California corporation

By x _____

Donald A. Benioff, Senior Vice President

STATE OF_____
COUNTY OF_____

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, 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 _____ 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 ____day of_____, 19____.

_____
Notary Public

My Commission Expires:_____

STATE OF_____ BOOK 10068 PG 708
COUNTY OF_____

Personally appeared before me, _____, a Notary Public in and for said County and State, _____
_____
_____, the within named bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DONALD A. BENIOFF, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Senior Vice President of the The Grupe Company the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Senior Vice President.

Witness my hand and seal, at office in Stockton, California, this 21st day of May, 19 96.

Julie Dzubak
Notary Public

My Commission Expires: 1/15/2000

JUE DZUBAK
Commission # 1083192
Notary Public — California
San Joaquin County
My Comm. Expires Jan 15,2000

QUITCLAIM DEED

AND

EXHIBIT A

TRACT I:
A tract of land in the Second Civil District of Metro Nashville, Davidson County, Tennessee, more fully described according to survey by Ragan-Smith-Murphy & Associates, Inc., as follows:

Beginning at an iron pin set on the southwest right-of-way line of Murfreesboro Pike and the west right-of-way line of that portion of Shumate Lane abandoned by Metro Council Bill No. 086-1289 and proceeding as follows:

1. With said west right-of-way line of Shumate Road, S 03° 32' 37" E, 468.70 feet to an iron pin set; thence,

2. Leaving Shumate Lane with the north line of a tract vested in William B. Wirich by deed recorded in Book 1278, page 322, R.O.D.C., Tennessee N 89° 43' 21" W 496.69 feet to an existing iron pin; thence,

3. N 88° 42' 26" W, 381.67 feet to an existing iron pin on the north line of a tract vested in A. S. Johnson by deed recorded in Book 7104, page 303, R.O.D.C., Tennessee; thence,

4. With Sanders' north line as follows:

a. N 60° 09' 34" W, 31.66 feet to an existing iron pin;
b. S 89° 25' 36" W, 89.06 feet to an iron pin set;
c. S 52° 33' 33" W, 71.38 feet to an existing iron pin;
d. S 55° 23' 37" W, 136.83 feet to an iron pin set;
e. S 75° 10' 57" W, 23.12 feet to an iron pin set;
f. S 87° 53' 13" W, 28.37 feet to an iron pin set on the east line of a tract of land vested in William Allen Darden and Mary Ransom Darden by deed recorded in Book 2454, page 506, R.O.D.C., Tennessee; thence,

5. With said east line N 37° 01' 59" E, 531.52 feet to a 14-inch hackberry tree; thence,

6. N 08° 37' 07" E 330.51 feet to an iron pin set on the south line of a tract of land vested in Commercial Investment, Inc. by deed recorded in Book 7579, page 628, R.O.D.C., Tennessee; thence,

7. With said line and the south line of a tract vested in Mrs. Emma Baskin and son, Johnnie J. Baskin by deed recorded in Book 5335, page 898, R.O.D.C., Tennessee, N 81° 55' 05" E 591.69 feet to an existing iron pin on the southwest right-of-way line of Murfreesboro Pike; thence,

8. With said line S 26° 18' 22" E, 383.86 feet to the beginning and containing 697,060 square feet or 15.08 acres.

Being the same property conveyed to Grupe Real Estate Investors 49, a California Limited Partnership, by General Warranty Deed from Reba Jones Blackwell, a single woman, of record in Book 6684, page 440, Register's Office for Davidson County, Tennessee.

TRACT II:
Being that part of Shumate Land closed by Metro Council Bill No. 086-1289 approved July 2, 1986 and being more particularly described as follows:

Beginning at an iron pin set on the southwest right-of-way line of Murfreesboro Pike and the west right-of-way of the portion of Shumate Land abandoned, thence,

1. With the southwest right-of-way line of Murfreesboro Pike S26°05'20"E, 182.28 feet to a point; thence,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A (continued)

2. With a curve to the right (radius 35 feet) southwestwardly a distance of 54.98 feet to a point and having a chord bearing and distance of S18°53'40"W, 49.498 feet to a point on the relocated right-of-way line of Shumate Lane; thence,

3. With the relocated right-of-way of Shumate Lane and with a curve to the left (radius 85.0 feet) southwestwardly a distance of 98.59 feet to a point where the relocated right-of-way of Shumate Lane intersects the present westerly right-of-way line of Shumate Lane and having a chord bearing and distance of S29°41'02"W, 93.153 feet; thence,

4. With the original right-of-way of Shumate Lane N03°32'37"W, 292.00 feet to the point of beginning and containing 10,114 square feet or 0.232 acres.

Being the same property conveyed to Grupe Real Estate Investors 49, a California Limited Partnership by Quitclaim Deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 1375, page 215, said Register's Office.

RECORDERS MEMO
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