BOOK 10443 PG 388

After Recording, Return To:	*	**Owner/Responsible Taxpayer:**
Chicago Title Insurance Co.	*	Crossgate Associates, L.P.
414 Union Street, Suite 1800	*	c/o GBT Investments, Inc.
Nashville, Tennessee 37219	*	201 Summit View Drive, Suite 110
ATTN: James G. Lackey	*	Brentwood, Tennessee 37027
	*	Attn: Mr. George B. Tomlin, Jr.
This Instrument Prepared By:	*	**Source of Grantor's Title:**
Thomas D. White, Esq.	*	Book 10068, page 707
Altman, Kritzer & Levick, P.C.	*	Book 10319, page 354
6400 Powers Ferry Road	*	
Suite 224		Map and Parcel Nos.
Atlanta, Georgia 30339		Map 135, Parcel 72
		Map 135, Parcel 266

97 MAY -8 PM 3:39
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0303082

o o O oo

I, the undersigned, hereby swear or affirm that the actual consideration for this transfer ~~or value of the property transferred, whichever is greater~~ is $ -0-, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

Affiant

Subscribed and sworn to before me this 8th day of May, 1997.

Notary Public

My Commission Expires:
9/18/99

o o O oo

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 2 day of May, 1997, between **MURFREESBORO ROAD REAL ESTATE**, a California general partnership between Grupe Development Company-Commercial and Fairland-Murfreesboro Associates, LLC (the "Grantor") and **CROSSGATE ASSOCIATES, L.P.**, a Georgia limited partnership ("Grantee")

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt,

adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantee all of the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

Situate in City of Nashville, Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto (the "Property").

TOGETHER WITH all buildings, structures and improvements situated thereon and all easements, rights-of-way, access rights, and all strips, gaps and gores appurtenant or adjacent thereto, and all other appurtenances thereto.

TO HAVE AND TO HOLD the said premises, with the appurtenances, estate, title and interest thereto, belonging to said unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or it appurtenances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed under seal as of the date first-above written.

GRANTOR:

MURFREESBORO ROAD REAL ESTATE

By: Grupe Development Company-Commercial

By: _____
Name: Nelson E. Bahler
Title: Secretary

By: Fairland-Murfreesboro Associates, LLC

By: _____
Name: Roger H. Birks
Title: member

(Acknowledgements reflected on following page)

BK 10448 PG 390

STATE OF California

COUNTY OF San Joaquin

Before me, Deborah Johnson, a Notary Public of the State and County aforesaid, personally appeared Nelson E. Bahler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of **Grupe Development Company-Commercial,** a California corporation, ~~and~~ the general partner of **Murfreesboro Road Real Estate**, the within named bargainor, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as general partner of Murfreesboro Road Real Estate by himself as Secretary.

WITNESS my hand and seal at office in Stockton, CA, this 2 day of May, 1997.

DEBORAH JOHNSON
Commission # 1116110
Notary Public — California
San Joaquin County
My Comm. Expires Nov 11, 2000

Deborah Johnson
Notary Public

My Commission Expires: 11-11-00

STATE OF New Jersey

COUNTY OF Bergen

Before me, Jennifer L DeMagistris, a Notary Public of the State and County aforesaid, personally appeared Roger Birks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of **Fairland-Murfreesboro Associates, LLC,** a Nevada limited liability company and the General Partner of **Murfreesboro Road Real Estate**, the within named bargainor, and that he as such general partner/member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as general partner of **Murfreesboro Road Real Estate** by himself as member.

WITNESS my hand and seal at office in Hackensack, NJ, this 5 day of May, 1997.

JENNIFER L DEMAGISTRIS
NOTARY PUBLIC - STATE OF NJ
MY COMMISSION EXPIRES MARCH 15, 2001

Jennifer L DeMagistris
Notary Public

My Commission Expires: 3/15/00

103918-1

EXHIBIT A

A tract of land in the 28th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee as shown on Boundary Survey of Ragan-Smith Associates, Job No 84-076, dated May 6, 1997, and being more particularly described as follows:

Beginning at an iron pin (old) on the westerly right-of-way line of Murfreesboro Pike; thence,

1. S 26 deg. 11 min. 56" E, 564.24 feet to an iron pin (new); thence,

2. Southwestwardly with the southerly right-of-way line of Shumate Lane and with a 35.00 foot radius curve to the right a distance of 54.50 feet to an iron pin (new), said curve has a central angle of 89 deg. 13 min. 27 sec. and chord bearing and distance of S 18 deg. 24 min. 48 sec. W 49.16 feet; thence,

3. Southwestwardly with a 85.00 foot radius curve to the left a distance of 98.94 feet to an iron pin (new), said curve has a central angle of 66 deg. 41 min. 33 sec. and a chord bearing and distance of S 29 deg. 40 min. 45 sec. W, 93.45 feet; thence,

4. S 03 deg. 40 min. 02 sec. E, 176.58 feet to an iron pin (new); thence,

5. Leaving Shumate Lane and with the common property line of William B. Wirick, et ux, as of record in Deed 1278, page 322, RODC, Tennessee, for the next 2 calls, N 89 deg. 54 min. 11 sec. W, 496.38 feet to an iron pin (old); thence,

6. N 88 deg. 42 min. 26 sec. W, 381.71 feet to an iron pin (old), thence,

7. Leaving Wirick and with the common property line of Tom Sanders, Jr. as of record in Deed Book 8100, page 138, RODC, Tennessee for the next 7 calls N 60 deg. 27 min. 20 sec. W, 31.71 feet to an iron pin (old) thence,

8. S 89 deg. 10 min. 23 sec. W, 89.09 feet to a P.K. nail in a log (old); thence,

9. S 52 deg. 33 min. 27 sec. W, 71.26 feet to an iron pin (old); thence,

10. S 55 deg. 17 min. 03 sec. W, 136.75 feet to an iron pin (old); thence,

11. S 74 deg. 52 min. 34 sec. W, 23.25 feet to an iron pin (old); thence,

12. S 87 deg. 57 min. 16 sec. W, 28.29 feet to an iron pin (old); thence,

13. N 77 deg. 58 min. 38 sec. W, 44.28 feet to an iron pin (new) on the southeasterly right-of-way line of Una Antioch Pike; thence,

14. With said right-of-way line N 36 deg. 26 min. 34 sec. E, 413.41 feet to an iron pin (new); thence,

15. Continuing with said right-of-way line and a 1298.08 feet radius curve to the left a distance of 540.98 feet to an iron pin (new), said curve has a central angle of 23 deg. 52 min. 41 sec. and a chord bearing and distance of N 24 deg. 30 min 13 sec. E, 537.07 feet; thence,

16. Leaving said right-of-way line and with Nashboro Center Lot 1, as of record in Plat Book 7900, page 32, RODC, Tennessee, in part and Robert L. Waller, Trustee, as of record in Deed Book 5335, page 398, RODC, Tennessee, N 81 deg. 52 min. 43 sec. E, 596.73 feet to the point of beginning and containing 714,526 square feet or 16.403 acres, more or less.

Being all of of the property conveyed to Murfreesboro Road Real Estate, a California general partnership, by Quitclaim Deed from The Grupe Company, a California corporation, of record in Book 10,068, page 707, and by Special Warranty Deed from First American National Bank, N.A., as Executor and Trustee under the Will of William A. Darden and Kathryn E. Darden and Cynthia Darden Moore of record in Book 10,319, page 354, both in the Register's Office of Davidson County, Tennessee.

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