BOOK 10864 PG 432

FILE BOX 57

This instrument was prepared by:

R. Bailey Teague, Jr.
McCullough Sherrill, LLP
1409 Peachtree Street, N.E.
Atlanta, Georgia 30309

SEND TAX NOTICE TO:

JDN Realty Corporation
3814 Cleghorn Avenue
Nashville, Tennessee 37215
Attention: Elizabeth Nichols

MAP NUMBER:

148

PARCEL NUMBER:
283, 87

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) to the undersigned grantor, ANTIOCH CENTER LIMITED PARTNERSHIP, a North Carolina limited partnership (hereinafter referred to as "Grantor"), in hand paid by JDN Realty Corporation, a Maryland corporation (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, said Grantor has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

STATE OF North Carolina
COUNTY OF Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me this
the 30 day of March, 1998.

My commission expires: 3/11/2003

Notary Public

98 APR -1 AM 10:45

04 19597

IDENTIF. # REFERENCE

407506.1/31.365

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for it and in its name by its duly authorized officers and its seal to be hereunto affixed, as of this the 30th day of March, 1998.

"GRANTOR":

ANTIOCH CENTER LIMITED PARTNERSHIP, a North Carolina limited partnership

By: CLT Development Corp., its sole general partner, a wholly owned subsidiary of Crescent Resources, Inc.

By: _____

Its: _____

[CORPORATE SEAL]

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me a Notary Public in and for said State and County, personally appeared before me Fred A. Byers, who is the Sr. Vice Pres. of CLT Development Corp., a S.C. corporation, which is the sole general partner of Antioch Center Limited Partnership, a North Carolina limited partnership, with whom I am personally acquainted and who upon oath acknowledged that he, as Sr. Vice Pres., executed the within instrument for the purposes therein contained by signing the name of the partnership by himself, as Sr. Vice Pres of CLT Development Corp., the general partner.

Witness my hand and official seal at Charlotte, NC, this the 30th day of March, 1998.

_____

Notary Public

My Commission Expires: 3/9/2003

[NOTARY SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION
ANTIOCH CENTER, NASHVILLE, TENNESSEE

All that tract of land in Davidson County, Tennessee, being Lots 1 and 2 on the plan of "Resubdivision of Lot No. 1 Antioch Plaza as recorded in Plat Book 5200, Page 771, R.O.D.C., Tennessee" recorded in Book 7900, Page 125, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Richards Road, being the northeast corner of Parcel 86.1 on Tax Map 148 and as recorded in Book 8358, Page 450, said Register's Office.

1. With the southern margin of Richards Road, S 85° 51' 12" E, 140.90 feet (S 85° 44' 05" E, 140.93 feet - Deed) to an existing iron pin; thence,

2. With a curve to the left having a central angle of 00° 20' 48" (0° 20' 42" - Deed), a radius of 7,143.60 feet, a chord bearing S 89° 00' 50" E, 43.22 feet (N 89° 55' 43" E, 43.01 feet - Deed) and a curve length of 43.22 feet (43.01 feet - Deed) to an existing iron pin; thence,

3. S 88° 44' 03" E, 159.07 feet (159.11 feet - Deed) to an existing P.K. nail at back of curb; thence,

4. S 88° 26' 40" E, 137.43 feet (S 88° 26' 29" E, 137.29 feet - Deed) to an existing iron pin; thence,

5. Leaving Richards Road with Lori Heights Subdivision, S 04° 35' 40" W, 156.74 feet (S 04° 03' 30' W, 156.59 feet to an existing iron pin; thence,

6. S 37° 51' 44" E, 111.93 feet (S 37° 49' 26" E, 119.57 feet - Deed) to an existing iron pin, the northerly corner of Antioch Church of Christ property; thence

7. With the church property, S 04° 31' 04" E, 227.34 feet (S 03° 26' 07" E, 220.85 feet - Deed) to an existing P.K. nail; thence,

8. S 76° 00' 20" W, 434.86 feet (S 75° 59' 01" W - Deed) to an iron pin set in the easterly margin of Antioch Pike; thence,

9. N 41° 11' 54" W, 526.66 feet (N 41° 12' 36" W, 526.59 feet - Deed) to an existing concrete monument; thence,

10. Leaving said easterly margin, N 83° 33' 08" E, 111.58 feet (N 83° 33' 12" E, 111.60 feet - Deed) to an iron pin set; thence,

11. N 85° 11' 43" E, 92.84 feet (N 85° 08' 52" E, 92.85 feet - Deed) to an existing iron pin; thence,

12. N 87° 39' 01" E, 31.51 feet (N 87° 41' 38" E, 31.47 feet - Deed) to an existing iron pin; thence,

13. N 06° 31' 51" W, 177.86 feet (N 06° 31' 18" W, 177.35 feet - Deed) to the Point of Beginning.

Said tract containing 298,334 square feet or 6.849 acres, more or less, as shown on that certain ALTA/ACSM Land Title Survey of Antioch Plaza Shopping Center prepared by Jackie L. Dillehay, R.L.S. No. 1417, of Ragan-Smith-Associates, Inc., dated February 15, 1991, last revised February 6, 1998.

The above described property was conveyed to Antioch Center Limited Partnership, a North Carolina limited partnership, by Deed from The Kroger Co., a corporation organized and existing under and by virtue of the laws of the State of Ohio, as of record in Book 7975, page 49, Register's Office for Davidson County, Tennessee.

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