PREPARED BY:
William H. Mathieu, Esq
Fine and Block
2060 Mount Paran Road, N.W.
Atlanta, Georgia 30327

RETURN TO:
Wertheimer Fredman & Siegelman, LLC
575 Lexington Avenue, 20th Floor
New York, NY 10022

BOOK 10901 PG 577

File No.: 972371

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO:
Chelmsford Realty Associates c/o I. Reiss & Son 60 East 42nd Street 22nd Floor New York, NY 10165	Chelmsford Realty Associates c/o I. Reiss & Son 60 East 42nd Street 22nd Floor New York, NY 10165	83-5-93 83-5-91 83-5-90 83-5-89

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten (10) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Regency Realty Group, Inc., **A** Florida **CORPORATION,**
hereinafter referred to as "GRANTOR",

does hereby bargain, sell, remise, release, quitclaim and convey unto

Chelmsford Realty Associates, **A** New York General Partnership,
hereinafter referred to as "GRANTEE",

it s successors and assigns,* the following described property, to wit:
* all its interest in

SEE ATTACHED

EXHIBIT "A"

IN WITNESS WHEREOF, Grantor herein has caused its name to be affixed hereto by its duly authorized officer on this the 14th day of January, 1998.

Regency Realty Group, Inc.

BY: _____

Name: WILLIAM H. PARHAM, JR.
Title: VICE PRESIDENT

MAIL ENV.
5548 06/25 0101 03CHECK 16.00

98 JUN 25 AM 11:30
FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
04541939

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STATE OF FLORIDA: }

COUNTY OF Duval : } BOOK 1091 PG 578

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared William D. Parham, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the instrument of Regency Realty Group, Inc., the within bargainer, a corporation, and that such officer as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its V.P.

WITNESS my hand and Notarial Seal this 14th day of January, 1998.

SANDRA J. LANDOLL
MY COMMISSION # CC 565952
EXPIRES: June 23, 2000
Bonded Thru Notary Public Underwriters

Sandra J. Landoll
Notary Public

My Commission Expires:

****

STATE OF FLORIDA: }

COUNTY OF Duval : }

I HEREBY SWEAR OR AFFIRM that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$ -0-**.

Affiant

SUBSCRIBED TO AND SWORN before me on this the 14th day of January, 1998.

SANDRA J. LANDOLL
MY COMMISSION # CC 565952
EXPIRES: June 23, 2000
Bonded Thru Notary Public Underwriters

Sandra J. Landoll
Notary Public

My Commission Expires:

****

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EXHIBIT "A"
QUITCLAIM DEED

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE FIFTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

BEING Lot One (1), Regency Realty Subdivision, as shown by that Plat recorded in Book 8250, Page 794, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin set on the westerly right-of-way of Gallatin Pike, U.S. 31-E, State Route #6 at the common corner of Lots 7 and 8 of the above-noted plan of Baxter's Eastwood Place: thence,

1. With the westerly right-of-way line of Gallatin Pike and along the frontage of Lots 7, 6, 5 and 4 of said plan, S10°43'54"W, 183.00 feet to a P.K. nail set at corner of a tract of land taken for right-of-way by the Metropolitan Government of Nashville, Davidson County, Tennessee by instrument recorded in Book 8857, Page 547, R.O.D.C., Tennessee; thence,

2. With the new right-of-way line created as noted above and severing Lot No. 4, N79°16'06"W, 7.00 feet to a P.K. nail set; thence,

3. Continuing with same, S10°43'54"W, 7.08 feet to a P.K. nail set at the beginning of a curve; thence,

4. With said curve to the right (radius 10.00 feet) southwestwardly a distance of 15.66 feet to a P.K. nail set on the present northerly right-of-way line of West Eastland Avenue and having a chord bearing and distance of S55°35'27"W, 14.106 feet; thence,

5. With the northerly right-of-way line of West Eastland Avenue, N79°33'00"W, passing the easterly right-of-way line of Alley 1007 at 143.05 feet and the westerly right-of-way line of Alley 1007 at 155.05 feet, a total of 255.05 feet to an existing iron pin at the common corner of Lots 2 and 4 Plan of Edgefield Hospital, Inc.; thence,

6. With the common line between Lots 2 and 4, N10°56'00"E, 154.40 feet to an existing iron pin on the southerly right-of-way line of Alley No. 1002; thence,

7. With the southerly right-of-way line of Alley No. 1002, S86°22'00"E, passing the westerly right-of-way line of Alley No. 1007 at 100.72 feet, a total of 106.78 feet to the center of Alley No. 1007; thence,

8. With the center of Alley No. 1007, S10°56'00"W, 7.08 feet to a point; thence,

9. S79°33'06"E, passing the common corner of Lots 7 and 8, Baxters Eastwood Plan at 6.00 feet, a total of 165.30 feet to the point of beginning and containing 54,266 square feet or 1.246 acres.

Continued on Next Page ...

RECORDERS MEMO
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Continuation of Legal Description ...

BOOK 10991 PAGE 880

All as shown on that plat of Survey prepared for Regency Realty Group, Inc., by Roger H. Fuqua, Tennessee R.L.S. Number 502, with RAGAN-SMITH-ASSOCIATES, INC., Address: 351 Woodland Street, Nashville, Tennessee 37206, dated September 20, 1996, as revised on September 24, 1996, and as last revised on January 03, 1997, designated as Job No. 96-103.

The Grantor's Source of Interest in the property is a Warranty Deed recorded in Book 10598, Page 068, and a Quitclaim Deed recorded in Book 10598, Page 072, and a Warranty Deed recorded in Book 10209, Page 491, in the Register's Office of Davidson County, Tennessee.

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