This instrument was prepared by:

Bradley J. Taylor, Esq.
McCullough Sherrill, LLP
1409 Peachtree Street, N.E.
Atlanta, Georgia 30309

SEND TAX NOTICE TO:

JDN Realty Investment, L.P.
359 East Paces Ferry Road
Suite 400
Atlanta, Georgia 30305
Attention: B. David Chandler

MAP NUMBER:

148

PARCEL NUMBER:

283, 87

BOOK 11248 PAGE 924

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION to the undersigned grantor, **JDN REALTY LP, INC.,** a Delaware corporation (hereinafter referred to as "Grantor"), from **JDN REALTY INVESTMENT, L.P.,** a Georgia limited partnership (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"). The conveyance of the Property is a capital contribution by Grantor to Grantee.

STATE OF GEORGIA
COUNTY OF FULTON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn before me this the 4 day of December, 1998.

Notary Public

My commission expires:

KATHRYN M. HEPPE NOTARY PUBLIC GWINNETT

"AFFIANT"

JDN REALTY LP, INC., a Delaware corporation

By:

Title: WILLIAM J KERLEY CHIEF FINANCIAL OFFICER

Attest:

Title: JOHN D. HARRIS, JR Assistant Secretary

[CORPORATE SEAL]

JDN SEAL 1998 DELAWARE INC.

467754.1/31.399

924

924

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this the ~~4th~~ 31st day of December, 1998.

"GRANTOR":

JDN REALTY LP, INC., a Delaware corporation

By: _____

Title: WILLIAM J KERLEY ~~CHIEF FINANCIAL OFFICER~~

Attest: _____

JOHN D. HARRIS, JR

Title: ~~Vice President~~ Secretary

[CORPORATE SEAL]

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared, before me, a Notary Public at large for the State aforesaid, William Kerley and John Harris of JDN REALTY LP, INC., a Delaware corporation, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are CFO and Asst Sec, respectively, of JDN REALTY LP, INC., a Delaware corporation, and are authorized to execute this instrument on behalf of said corporation.

Witness my hand and official seal this 21 day of December, 1998.

_____

Notary Public

My Commission Expires: _____

Notary Public, Gwinnett County, Georgia

My Commission Expires April 2, 2000

[NOTARY SEAL]

NAME AND ADDRESS OF PROPERTY OWNER:

JDN Realty Investment, L.P.
359 East Paces Ferry Road, Suite 400
Atlanta, Georgia 30305

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL ESTATE TAXES:

JDN Realty Investment, L.P.
359 East Paces Ferry Road, Suite 400
Atlanta, Georgia 30305

BOOK 11248 PAGE 926

9283 12/11 0101 03CHECK 14.00

EXHIBIT "A"

Land in Davidson County, Tennessee, being Parcel 1 on the Plan of Antioch Plaza of record in Plat Book 5200, Page 771, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southerly margin of Richards Road, being the northeast corner of Parcel 86.1 on Tax Map 148 and as recorded in Book 4771, Page 876, said Register's Office; thence, with the southern margin of Richards Road, S 85° 44' 05" E, 140.93 feet; thence, with a curve to the left having a central angle of 0° 20' 42", a radius of 7143.60 feet, a chord bearing N 89° 55' 43" E, 43.01 feet and a curve length of 43.01 feet; thence, S 88° 44' 03" E, 159.11 feet to a monument in the southerly margin of Richards Road; thence, S 88° 26' 29" E, 137.29 feet to a monument in the southerly margin of Richards Road; thence, leaving Richards Road, S 04° 30' 30" W, 156.59 feet; thence, with Lori Heights Subdivision, S 37° 49' 26" E, 119.57 feet; thence, S 03° 26' 07" E, 220.85 feet to the northeast corner of Antioch Church of Christ property; thence, with the church property S 75° 59' 01" W, 434.86 feet to a point in the easterly margin of Antioch Pike; thence, N 41° 12' 36" W, 526.59 feet to a point in the easterly margin of Antioch Pike; thence, N 83° 33' 12" E, 111.60 feet to a monument being the southwest corner of Parcel 198, Tax Map 148, of record in Book 5331, Page 565, said Register's Office; thence, N 85° 08' 52" E, 92.85 feet; thence, N 87° 41' 38" E, 31.47 feet; thence, N 06° 31' 18" W, 177.35 feet to the point of beginning.

Being the same property conveyed from JDN Realty Corporation to JDN Realty LP, Inc. by Quitclaim Deed of record in Book 11248, Page 921, Register's Office for Davidson County, Tennessee.

98 DEC 11 AM 10:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0524111
IDENTIF. + REFERENC

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