BOOK 11252 PAGE 611

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 LP, Inc.
359 East Paces Ferry Road
Suite 400
Atlanta, Georgia 30305
Attention: B. David Chandler

MAP/PARCEL NUMBER:

19-14

MAIL ENV.

98 DEC 15 AM 9:30

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0525361

RECEIVED FOR REFERENCE

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION to the undersigned grantor, **JDN REALTY CORPORATION,** a Maryland corporation (hereinafter referred to as "Grantor"), from **JDN REALTY LP, INC.,** a Delaware 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"). The conveyance of the Property is being made as a capital contribution by Grantor to Grantee which is a wholly owned subsidiary.

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 7 day of December, 1998.

"AFFIANT"

JDN REALTY CORPORATION, a Maryland corporation

By: _____

Title: WILLIAM J KERLEY
CHIEF FINANCIAL OFFICER

Attest: _____

Title: JOHN D HARRIS, JR
Assistant Secretary

[CORPORATE SEAL]

Notary Public

My commission expires: My Georgia 5, 2002

KATHRYN M. HEPPLE
NOTARY PUBLIC
GEORGIA
GWINNETT COUNTY

467728.1 31.399

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

"GRANTOR":

JDN REALTY CORPORATION, a Maryland corporation

By: _____

Title: WILLIAM J. KERLEY CHIEF FINANCIAL OFFICER

Attest: _____

Title: [illegible] HARRIS, Jr. Assistant Secretary

[CORPORATE SEAL]

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared, before me, a Notary Public at large for the State aforesaid, [illegible] and [illegible], of JDN REALTY CORPORATION, a Maryland 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 [illegible] and Asst. Sec., respectively, of JDN REALTY CORPORATION, a Maryland corporation, and are authorized to execute this instrument on behalf of said corporation.

Witness my hand and official seal this 6 day of January 1998.

_____
Notary Public
My Commission Expires: [illegible]

Notary Public, Gwinnett County, Georgia
My Commission Expires April 6, 2002

[NOTARY SEAL]

NAME AND ADDRESS OF PROPERTY OWNER:

JDN Realty LP, Inc.
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 LP, Inc.
359 East Paces Ferry Road, Suite 400
Atlanta, Georgia 30305

EXHIBIT "A"
Legal Description

Lot 1A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1A as shown on a plan prepared by Ragan-Smith-Associates, Inc. dated June 14, 1995, and recorded in Plat Book 9700, Page 1, Register's Office for Davidson County, Tennessee and described according to a survey made by Ragan-Smith-Associates, Inc., dated November 14, 1994, Job No. 77-263/4730 as follows:

Beginning at an existing iron pin at the northerly end of the southeast return curve at the intersection of Long Hollow Pike (84 foot right-of-way) and Northcreek Boulevard (90 foot right of way); thence,

1. With the east right-of-way of Long Hollow Pike, N 34°53'04" E 622.43 feet to a point in the center of Mansker Creek; thence,

2. Leaving said right-of-way line with the center of Mansker Creek, S 52°10'58" E, 295.00 feet to a point in the center of Mansker Creek; thence,

3. Continuing along the center of Mansker Creek, S 82°30'57" E, 178.20 feet to a point; thence,

4. S 73°09'46" E, 213.00 feet to a point; thence,

5. S 25°13'36" E, 97.87 feet to a point; thence,

6. Leaving the center of Mansker Creek and with the common line of Lot 1B, South 51°15'02" W, 342.39 feet passing a witness iron pin set at 87.59 feet to a set iron pin; thence,

7. S 34°53'10" W, 161.97 feet to a set iron pin; thence,

8. S 54°23'35" E, 75.96 feet to a set iron pin; thence,

9. S 10°18'19" E, 82.33 feet to a set iron pin; thence,

10. S 79°41'41" W, 275.86 feet to a set iron pin; thence,

11. S 36°00'29" W, 17.34 feet to a set iron pin; thence,

12. With a 71.00 foot radius curve to the left a distance of 106.72 feet; said curve having a chord bearing and distance of S 07°03'00" E, 96.95 feet, to a set iron pin; thence,

13. S 50°06'38" E, 5.39 feet to a set iron pin; thence,

14. S 39°53'22" W, 32.00 feet to a set iron pin; thence,

15. N 50°06'38" W, 44.52 feet to a set iron pin; thence,

16. With a 56.00 foot radius curve to the left a distance of 46.27 feet; said curve has a chord bearing and distance of N 73°46'52" W, 44.97 feet to a set iron pin; thence,

17. S 82°32'55" W, 83.97 feet to a set iron pin in the east right-of-way of Northcreek Boulevard; thence,

18. Northwesterly with the east right-of-way of Northcreek Boulevard and a 561.52 foot radius curve to the left, a distance of 492.47 feet, said curve has a chord bearing and distance of N 29°59'13" W, 476.84 feet to an existing PK nail; thence,

19. Continuing with the east right-of-way of Northcreek Boulevard, N 55°06'56" W, 45.00 feet to an existing iron pin; thence,

20. Continuing with the east right-of-way of Northcreek Boulevard along a 25.00 foot radius curve to the right a distance of 39.27 feet, said curve has a chord bearing and distance of N 10°06'56" W, 35.36 feet to the point of beginning.

Said tract or parcel of land contains 11.782 acres (513,219 square feet), more or less, as shown on that certain ALTA/ACSM Land Title Survey prepared for JDN Realty Corporation and Chicago Title Insurance Company, prepared by Marshall H. Ragan (Tennessee Registered Land Surveyor No. 332) of Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, dated November 14, 1994, most recently revised July 25, 1995.

Being the same property conveyed from Northcreek Associates, L.P. to JDN Realty Corporation by Limited Warranty Deed of record in Book 9901, Page 788, Register's Office for Davidson County, Tennessee.

Together with easements contained in Reciprocal Access and Cross Parking Easement of record in Book 7245, page 968, said Register's Office, as amended by instrument of record in Book 9901, page 794, said Register's Office.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN THAT CERTAIN

Declaration of Restrictive Covenants and Owner's Association for North Creek Commercial Park, Goodlettsville, Davidson County, Tennessee, of record in Book 7118, page 938, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Book 7245, page 958, Second Amendment in Book 8195, page 337, and Third Amendment in Book 9780, page 183, said Register's Office.

0653 12/15 0101 03CHECK 22.00

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