Box 28

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This Instrument Prepared by:
New Plan Realty Trust
1120 Avenue of the Americas
New York, NY 10036

Address new owner as follows:	Send tax bills to:	Map-Parcel Numbers
New Plan Excel Realty Trust, Inc. 1120 Avenue of the Americas New York, NY 10036 Attn: Legal Dept.	Same	133-121

160802

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QUIT-CLAIM DEED

THE STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THIS INDENTURE made as of this 21st day of June, 1999, by and between New Plan of Tennessee, L.P., a Delaware limited partnership, having its principal place of business in New York, NY ("Grantor"), and New Plan Excel Realty Trust, Inc., a Maryland corporation having its principal place of business in New York, NY, ("Grantee").

all of Grantor's interest in

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby BARGAINS, SELLS, REMISES, RELEASES, QUIT-CLAIMS and CONVEYS unto Grantee, its successors and assigns forever, that certain real estate situated and being in Davidson County, Tennessee, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with the improvements located thereon and all easements, tenements, hereditaments, rights, licenses, privileges and appurtenances belonging thereto (hereinafter collectively referred to as the "Property").

Grantor grants the Property, subject to those matters of record, unto Grantee, Grantee's successors and assigns. ~~in fee simple forever~~.

Grantor does hereby convey, sell and assign to Grantee, Grantor's right, title and interest in and to any streets, roads, alleys or other public ways adjoining the real estate described in Exhibit A attached hereto, including, without limitation, any land lying in the bed of any street, road, alley or other public way, open

or proposed, and any strips and rights-of-way adjoining said real estate (including, without limitation, all riparian and other rights in and to submerged lands, if any, adjoining said real estate).

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

NEW PLAN OF TENNESSEE, L.P.
By: New Plan of Tennessee, Inc.
its general partner

By: _____

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

BEFORE ME, THE UNDERSIGNED, a notary public in and for the county and state above mentioned, personally appeared Steven F. Siegel, 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 Senior Vice President (or other officer authorized to execute the instrument) of New Plan of Tennessee, Inc., the within name bargainor, and that such Senior Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Senior Vice President.

Witness my official hand and seal, at office, in New York, New York, on this 21st day of June, 1999.

_____
Notary Public

My commission expires:_____

GAIL SOLARCHIK
Notary Public, State of New York
No. 01SO4798199
Qualified in Queens County
Commission Expires February 28, 2000

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AFFIDAVIT OF VALUE

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

NEW PLAN EXCEL REALTY TRUST, INC.

By:_____
Steven Siegel, Senior Vice President

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

BEFORE ME, THE UNDERSIGNED, a notary public in and for the county and state above mentioned, personally appeared Steven F. Siegel, 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 Senior Vice President (or other officer authorized to execute the instrument) of New Plan of Tennessee, Inc., the within name bargainor, and that such Senior Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Senior Vice President.

Witness my official hand and seal, at office, in New York, New York, on this 21st day of June, 1999.

_____
Notary Public

My commission expires:_____

GAIL SOLARCHIK
Notary Public, State of New York
No. 01SO4798199
Qualified in Queens County
Commission Expires February 28, 2000

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EXHIBIT A

dated August 7, 1996

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PROPERTY DESCRIPTION

A tract of land in the City of Nashville, First Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Ragan – Smith Associates, Inc., project No. 96-096/5278 as follows:

Beginning at an existing iron pin in the northerly right of way of Antioch Pike (60' right of way), said pin being the southeast corner of Glen Associates, recorded in Book 7733, Page 472, Register's Office for Davidson County, Tennessee; thence,

1. With the east line of Glen Associates, N 34°19'36" E, 412.43 feet to a set iron pin; thence,

2. Continuing with said east line, N 26°11'59" E, 160.67 feet to an existing concrete monument; thence,

3. Continuing with said east line, N 00°30'32" E, 176.14 feet to an existing concrete monument at the southwest corner of Twin Oaks Associates, recorded in Book 8149, Page 737, Register's Office for Davidson County, Tennessee; thence,

4. With the south line of Twin Oaks Associates, S 89°41'02" E, 533.00 feet to an existing iron pin; thence,

5. S 62°51'30" E, 299.57 feet to an existing concrete monument; thence,

6. S 02°00'44" W, 366.26 feet to an existing iron pin; thence,

7. S 15°00'27" E, 202.02 feet to an existing iron pin in the west line of Glenn Segroves, recorded in Book 8617, Page 325, Register's Office for Davidson County, Tennessee; thence,

8. With said west line, S 00°43'23" W, 207.79 feet to an existing iron pin in the north line of Durham, Durham and Butler Enterprises, recorded in Book 6532, Page 245, Register's Office for Davidson County, Tennessee; thence,

9. With said north line, N 87°36'19" W, passing an existing iron pin at 79.52 feet, a total distance of 127.98 feet to an existing iron pin; thence,

10. Continuing with the north line of Durham, Durham and Butler and the north line of Johnny C. Chaffin, recorded in Book 7920, Page 737, Register's Office for Davidson County, Tennessee, N 87°39'25" W, 378.65 feet to an existing iron pipe at the northeast corner of Steven Dwight Mays I, and Steven Dwight Mays II, recorded in Book 8539, Page 675, Register's Office for Davidson County, Tennessee; thence,

11. With the north line of Mays, N 83°06'17" W, 131.54 feet to an existing iron pin; thence,

12. Continuing with the north line of Mays, N 84°19'59" W, 200.01 feet to an existing iron pin; thence,

13. N 86°03'00" W, 189.70 feet to a set iron pin in the northerly right of way of Antioch Pike; thence,

14. With said right of way along a 660.00 foot radius curve to the left, a distance of 213.79 feet, a chord bearing and distance of N 33°09'17" W, 212.86 feet to the Point Of Beginning and containing 810,269 square feet or 18.601 acres, more or less as calculated from the above courses which were determined within the precision requirements of an ALTA/ASCM "Urban" Land Title Survey of 1992.

Being the same property conveyed to Woodbridge Associates, a Limited Partnership, by deed of record in Book 6880, Page 107, Register's Office for Davidson County, Tennessee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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OFFSITE SEWER AND DRAINAGE EASEMENT:

A 20 foot wide offsite sewer and drainage easement benefits the above described property, the centerline of which is described as follows:

Beginning at the southeast corner of the above described property; thence with the east line of said property N 00°43'23" E. 207.79 feet; thence N15°00'27" W. 45.00 feet to the Point of Beginning ; thence

1. N 01°52'04" E. 263.15 feet to a point; thence,

2. N 02°34'18" E. 300.00 feet to a point; thence,

3. N 38°17'47" W. 70.00 feet to a point; thence,

4. N 88°57'47" W. 177.00 feet to a point ; said point being southeasterly, 101 feet more or less from a property corner on the north line of the above described property.

Being the same property described in an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5203, Page 453, Register's Office for Davidson County, Tennessee.

This description was prepared from Survey by Ragan-Smith Associates, Inc. dated August 27, 1996, 315 Woodland Street, Nashville, Tennessee 37206, TN License No. 1805.

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