Box 36

PREPARED BY AND RETURN TO:

Dale A. Burket, Esquire
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 North Eola Drive
P. O. Box 2809
Orlando, Florida 32802

Instr:200007260073767 Page: 1 OF 3
REC'D FOR REC 07/26/2000 10:24:26AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TAX MAP PARCEL NUMBER: 75-165.00

QUIT CLAIM DEED

Know all persons by these presents, that **CNL AMERICAN PROPERTIES FUND, INC.**, a Maryland corporation, whose address is 450 South Orange Avenue, Orlando, Florida 32801 (hereinafter referred to as the "Grantor") for and in consideration of ZERO DOLLARS ($0.00), does hereby bargain, sell, remise, release, quit claim and convey unto **CNL APF PARTNERS, LP**, a Delaware limited partnership, whose address is Orlando, Florida 32801, Orlando, Florida 32801 (hereinafter referred to as the "Grantee") the following tract of land in Davidson County, Tennessee, more particularly described on Exhibit "A" (hereinafter referred to as the "Property"), together with all of Grantor's right, title and interest as landlord or lessor in and to any leases or rental agreements pertaining to the Property, and all of the rights, benefits and privileges of the landlord or lessor thereunder, including without limitation all of Grantor's right, title and interest in and to any and all security deposits and rentals thereunder. Grantor does fully warrant the title to the land conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Mail all tax statements directly to CNL APF PARTNERS, LP at 450 South Orange Avenue, Orlando, Florida 32801.

PROPERTY ADDRESS - 5000 OLD HICKORY BLVD.

[Signatures on Next Page]

IN TESTIMONY WHEREOF, I have executed this instrument this 1st day of June 2000.

Signed, sealed and delivered in the presence of:

Name: RT WARBURTON

Name: Janet Candela

CNL AMERICAN PROPERTIES FUND, INC., a Maryland corporation

By: _____

Name: CURTIS McWILLIAMS

Its: CEO

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on the 1st day of June, 2000, by CURTIS McWILLIAMS, as CEO of **CNL AMERICAN PROPERTIES FUND, INC.**, a Maryland corporation, on behalf of the corporation. He/She is personally known to me and did not take an oath.

Notary Signature

Printed Name
Notary Public, State of Florida
Commission Number: _____
My Commission Expires: _____

Christine L Krause
MY COMMISSION # CC887422 EXPIRES
November 19, 2003
BONDED THRU TROY FAIN INSURANCE, INC

STATE OF FLORIDA
COUNTY OF ORANGE

The actual consideration for this transfer is zero dollars ($0.00).

Affiant

Sworn to and subscribed before me,
this 1st day of June, 2000.

Notary Public

Christine L Krause
MY COMMISSION # CC887422 EXPIRES
November 19, 2003
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT "A"

Property located in the 12th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Final Plat to Hermitage Market Place, Third Revision, of record in Plat Book 8250, page 855, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Wamble and Associates, PLLC, on January 27, 1998, as follows:

Beginning at an iron rod (old) on the northeasterly right-of-way line of Old Hickory Boulevard, being the southwest corner of property conveyed to Wal-Mart properties, Inc., of record in Book 5932, page 557, R.O.D.C. TN, said point also being the northwest corner of the herein described property; thence following the south line of said Wal-Mart property, South 83 degrees 45 minutes 32 seconds East 63.42 feet to an iron rod (new), being the southeast corner of Wal-Mart, also being the southwest corner of property conveyed to the Metropolitan Government Electric Power Board of record in Book 3922, page 468, R.O.D.C. TN; thence, following the south line of Metropolitan Government property, South 83 degrees 48 minutes 00 seconds East 304.75 feet to an iron rod (old), being a common corner with Lot No. 2 of Hermitage Market Place; thence, following the common line with Lot No. 2, South 00 degrees 08 minutes 34 seconds West 180.84 feet to an iron rod (old), being a common corner with Lot No. 1A of Hermitage Market Place; thence following the common line with Lot No. 1A, North 89 degrees 59 minutes 43 seconds East 151.05 feet to an iron rod (old); thence, North 55 degrees 57 minutes 48 seconds East 81.55 feet to an iron rod (old), being the northeasterly right-of-way line of Old Hickory Boulevard; thence following said right-of-way line with a curve to the right having a central angle of 09 degrees 32 minutes 04 seconds, a radius of 1,829.86 feet, an arc length of 304.51 feet and a chord bearing and distance of North 28 degrees 53 minutes 13 seconds West 304.15 feet to the point of beginning, containing 63,400 square feet, or 1.46 acres.

Together with all appurtenant rights and easements including, but not limited to, those contained in the Declaration of Easements, Restrictive Covenants, Restrictions and Condition of record in Book 10202, page 607, and those contained in Reciprocal Cross Parking Easement Agreement of record in Book 10741, page 821, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CNL American Properties Fund, Inc., by Special Warranty Deed from TW Tennessee, LLC, a Tennessee limited liability company, of record in Book 10791, page 145, Register's Office for Davidson County, Tennessee.