Davidson County DEEDQC
Recvd: 12/11/00 11:19 4pgs
Fees:18.00 Taxes:0.00
20001211-0121762

QUIT CLAIM DEED

THIS INDENTURE, made as of the 7th day of December, A.D., 2000, between ACE NASHVILLE LIMITED PARTNERSHIP, a limited partnership organized and existing under the laws of the State of Tennessee with its principal place of business at 33 South Service Road, Jericho, New York, First Party, and

PL NASHVILLE LIMITED PARTNERSHIP, a limited partnership organized and existing under the laws of the State of South Carolina with its principal place of business at 33 South Service Road, Jericho, New York, Second Party,

WITNESSETH: that said First Party, for and in consideration of the sum of TEN AND 00/100 (US$10.00) DOLLARS to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, and the First Party

does hereby QUIT CLAIM all of its right, title and interest unto the said Second Party the real estate located in Nashville, Davidson County, Tennessee, described on the attached Schedule A, which is incorporated herein and made a part hereof by this reference,

and all the estate, right, title and interest of the said First Party, with the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD the said premises to the said Second Party, their heirs and assigns forever.

Being the same property conveyed to the First Party by deed recorded in deed book 9295, page 857 in the records of the register's office for Davidson County, Tennessee.

Whenever in this instrument a pronoun is used it shall be constructed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party has caused this instrument to be executed and its name to be signed hereto by its sole General Partner in accordance with its Operating Agreement and by consent of its Members the day and year first above written.

Attest:

ACE NASHVILLE LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: ACE NASHVILLE MANAGEMENT LIMITED PARTNERSHIP,
a Tennessee limited partnership,
Its Sole General Partner

By: ACE NASHVILLE ONE CORP.,
a Tennessee corporation,
Its Sole General Partner

By: _____
Name: Robert A. Rosen
Title: President

STATE OF NEW YORK)
) ss.
COUNTY OF NASSAU)

On the 6th day of December, in the year 2000 before me, the undersigned, personally appeared Robert A. Rosen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

MARNA E. BERNSTEIN
Notary Public, State of New York
No. 01BE4940021
Qualified in Nassau County
Commission Expires 08/01/2002

This instrument was prepared by:

Marna E. Bernstein, Esq.
Cullen and Dykman
100 Quentin Roosevelt Boulevard
Garden City, New York 11530
(516) 357-3744

The Name and Address of a Property Owner
Owner: PL Nashville Limited Partnership
Address: 33 South Service Road, Jericho, New York 11753-1006

Person or Entity Responsible for Payment of Taxes:
President of PL Nashville Limited Partnership
Address: 33 South Service Road, Jericho, New York 11753-1006

STATE OF NEW YORK)
COUNTY OF NASSAU)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $10.00.

Affiant: Robert A. Rosen
President
Ace Nashville One Corp.

Subscribed and sworn to before me this 6th day of December, 2000.

Notary Public

My Commission Expires: 10/31/02

PETRINA DI SANTO
Notary Public, State of New York
No. 01DI4628615
Qualified in Nassau County
Commission Expires

SCHEDULE A

Fidelity National Title

Insurance Company of New York

Property Description

A tract of land lying in the Second Civil District of Davidson County, Tennessee, in the City of Nashville, Tennessee, being Lot Number 1, Kay Subdivision, of recording Plat Book 4885, page 107, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

COMMENCING at iron pin found at the intersection of the southerly right of way line of Rural Road and the westerly right of way line of Murfreeshoro Road Road, beside the remains of a concrete highway monument; along the westerly right of way line of said Murfreesboro Road, said iron pin being the northeast corner of Lot Number 2 of said Kay Subdivision, thence South 42 degrees 55 minutes 27 seconds East, 194.00 feet to an iron pin set at the northeast corner of said Lot Number 1 and being the POINT OF BEGINNING of the herein described tract; thence,

1. Continuing along said right of way line, South 42 degrees 55 minutes 27 seconds East, 139.96 feet to an existing rail road spike on the northerly line of Priest Lake Plaza Shopping Center, recorded in Plat Book 4860, page 35, Revised in Plat Book 5200, page 30, Register's Office, Davidson County, Tennessee; thence;

2. With said Northerly line, South 59 degrees 27 minutes 12 seconds West, passing the northwest corner of said Priest Lake Shopping Center at 372.60 feet, in all 383.03 feet to an iron pin set on the easterly right of way line of said Rural Road; thence;

3. With said easterly right of way line, North 02 degrees 29 minutes 24 seconds East, 106.11 feet to an iron pin set; thence,

4. Northerly, with a curve to the right, having a radius of 914.32 feet and a central angle of 03 degrees 33 minutes 44 seconds, an arc length of 56.85 feet, a chord being and distance of North 04 degrees 16 minutes 05 seconds, East 56.84 feet to an iron pin set at the northwest corner of said Lot 1; thence.

5. Leaving said easterly right of way line, North 59 degrees 12 minutes 58 seconds East, 262.74 feet to an iron pin set; thence, to the POINT OF BEGINNING and containing 1.011 acres, more or less, according to a survey by John O. Spry, RLS # 727, 315 Woodland Street, Nashville, TN , said survey being dated March 11, 1994, and being Job Number 94-020.

LESS AND EXCEPT

Less and except that property described in the Warranty deed dated May 22, 1998 and recorded in Book 10968, page 853, among the land records for Davidson County, Tennessee, from Ace Nashville Limited Partnership in favor of the State of Tennessee. Property described as follows:

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between TOC Retail, Inc. and the Grantor with the Southwest existing margin of Murfreesboro Road; thence with the existing margin of Murfreesboro Road, southeasterly 140 feet more or less to the intersection with the common property line of P.L Nashville Limited Partnership and the Grantor; thence with said common property line South 64 degrees 57 minutes 18 seconds West 5.0 feet to the point of intersection with the southwest proposed margin of State Project No. 19021-2230-54; thence with said proposed margin North 36 degrees 58 minutes 54 seconds West 140.28 feet to TOC Retail Inc's east property line; thence with said proposed margin North 64 degrees 57 minutes 18 East 6.39 feet to a point of beginning, containing 736.4 square feet and being part of the same property conveyed by Billie E. Richardson and wife, Charlene L. Richardson to Ace Nashville Limited Partnership of record in Book 9295, page 857, among the land records for Davison County, Tennessee.