Davidson County DEEDQC
Recvd: 03/14/01 15:11 5pgs
Fees:23.00 Taxes:20350.00
20010314-0024533

Bk 41 M.G.

QUITCLAIM DEED

FROM: Printer's Alley Garage, LLC, a Delaware limited liability company, Grantor

TO: Printers Alley Venture LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:
J. Bryan Echols
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Printers Alley Venture LLC c/o Radiant Investors LLC 1212 Avenue of the Americas, 18th Floor New York, New York 10036 Attention: Daniel P. Friedman	Same	93-2-3-168

STATE OF NEW YORK

COUNTY OF NEW YORK

The actual consideration for this transfer is Five Million Five Hundred Thousand and 00/100 Dollars ($5,500,000.00).

STROOCK & STROOCK & LAVAN LLP

By: _____
Affiant

Sworn to and subscribed before me, this 5th day of March, 2001.

_____
Notary Public

BILL CHIANI
Notary Public, State of New York
No. 01CH6013582
Qualified in New York County
Commission Expires September 9, 20 02

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Five Million Five Hundred Thousand and 00/100 Dollars ($5,500,000.00), the receipt and sufficiency of which are hereby acknowledged, PRINTER'S ALLEY GARAGE, LLC, a Delaware limited liability company (the "Grantor") does quitclaim unto PRINTERS ALLEY VENTURE

LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 314 Church Street, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my and this 6th day of March, 2001.

PRINTER'S ALLEY GARAGE, LLC

By: First Union Real Estate Equity and Mortgage Investments, an Ohio business trust, its managing member

By: _____
Name: William A. Saulty
Title: Vice Chairman

STATE OF NEW YORK)

COUNTY OF NEW YORK)

Before me, BILL CHAN, a Notary Public of said County and State, personally appeared WILLIAM A. SCULLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice Chairman (or other officer authorized to execute the instrument) of First Union Real Estate Equity and Mortgage Investments, an Ohio business trust, and managing member of Printer's Alley Garage, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Vice Chairman executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as managing member of the bargainor, and on its behalf, by himself as Vice Chairman of such managing member.

Witness my hand and seal, at Office, this 5TH day of March, 2001.

Bill Chan
Notary Public

BILL CHAN
Notary Public, State of New York
No. 01CH6013582
Qualified in New York County
Commission Expires September 9, 2002

My Commission Expires: _____

EXHIBIT A

Property Description

The land referred to in this policy is situated in the State of Tennessee, County of Davidson, and is described as follows:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, generally located west of Third Avenue North and North of Church Street, said parcel being a portion of Lot 41 of the original plan of the Town of Nashville and being more particularly described as follows:

Beginning at a point at the intersection of the westerly right-of-way line of Third Avenue North and the northerly right-of-way line of Church Street;

THENCE, with said northerly right-of-way line of Church Street, S 59° 39' 08" W. 175.26 feet to a point in the easterly right-of-way line of Printers Alley;

THENCE, with said easterly right-of-way line of Printers Alley, N 30° 14' 27" W. 100.67 feet to a point;

THENCE, leaving said right-of-way line, N 59° 29' 43" E, 175.29 feet to a point in the westerly right-of-way line of Third Avenue North;

THENCE, with said westerly right-of-way line of Third Avenue North, S 30° 13' 32" E. 101.15 feet to the point of beginning;

Being the same property conveyed to Printer's Alley Garage, LLC, by deeds of record in Book 11104, page 230 and Book 11004, page 235, in the Register's Office for Davidson County, Tennessee.

Said description is based upon the survey updated June 30, 1998, last revised October 6, 2000, file no. 14089-04, by Kirk S. Duclose, RLS No. 1936, of Barge Waggoner Sumner & Cannon, Inc., Nashville, Tennessee.