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Bk 49

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

Address new owner as follows:

NP of Tennessee, L.P.
1120 Avenue of the Americas
New York, NY 10036
Attn: Legal Dept.

Send tax bills to: Same

Map-Parcel Numbers 133-121

Davidson County DEEDQC
Recvd: 05/18/01 13:39 5pgs
Fees:22.00 Taxes:0.00
20010518-0051835

QUIT-CLAIM DEED

THE STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THIS INDENTURE made as of this 28th day of December, 2000, by and between New Plan Excel Realty Trust, Inc., a Maryland corporation, having its principal place of business in New York, NY ("Grantor"), and NP of Tennessee, L.P., a Delaware limited partnership having its principal place of business in New York, NY, ("Grantee").

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 RELEASES and QUIT-CLAIMS 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.

Grantor does hereby Quit-claim unto 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 EXCEL REALTY TRUST, INC.

By: Steven Siegel SVP

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 Excel Realty Trust, 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 28th day of December, 2000.

MIRIAM FELDSTEIN
Notary Public, State of New York
No. 02FE5031105
Qualified in New York County
Commission Expires July 25, 2001

Notary Public

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EXHIBIT A

dated August 7, 1996

BOOK ~~11581~~ PAGE ~~97~~

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

Being the same property conveyed to the Grantor herein by deed of record in Book 11581 page 94 RODC

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

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.

AFFIDAVIT OF VALUE

STATE OF NEW YORK

COUNTY OF NEW YORK

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee,** after first being duly sworn, makes oath that the actual consideration for this quitclaim, is **$0.00.**

SWORN AND SUBSCRIBED TO before me on this the 28 day of December, 2000.

AFFIANT
NP of Tennessee, L.P.
By: New Plan of Tennessee, Inc.
its general partner

Steven F. Siegel
Senior Vice President

NOTARY PUBLIC

SEAL

MIRIAM FELDSTEIN
Notary Public, State of New York
No. 02FE5031105
Qualified in New York County
Commission Expires July 25, 2002

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