Box 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:	Send tax bills to:	Map-Parcel Numbers
NP of Tennessee, L.P. 1120 Avenue of the Americas New York, NY 10036 Attn: Legal Dept.	Same	161-130

Davidson County DEEDQC
Recvd: 05/18/01 13:40 5pgs
Fees:22.00 Taxes:0.00
20010518-0051837

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 all of Grantor's interest in, 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

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

EXHIBIT A BOOK 11619 PAGE 162

Property Description

Being Lot No. 1 on the plat of Resubdivision of Phase I of Country Place recorded in Book 4675, page 65, R.O.D.C., Tennessee and being more particularly described on that certain ALTA/ACSM Land Title Survey by John O. Spry, Tennessee Registered Land Surveyor No. 727, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, TN, 37206, Job No. 71-069, dated April 1, 1996 as follows:

BEGINNING at an existing iron pin at the common northerly corner of Lots 1 and 2 of said Country Place plat and being in the southerly line of Brentwood Assembly of God Church of record in Book 4839, Page 481, R.O.D.C., Tennessee; thence,

1. With the common line between Lot 1 and said church property, S 84° 08' 44" E, 193.14 feet (S 85° 01' E, 193.95' - plat) to an existing iron pin; thence,

2. N 11° 47' 10" E, 330.90 feet (N 11° 34' E, 327.92 feet - plat) to an existing concrete monument; thence,

3. N 78° 11' 51" W, 447.18 feet (N 78° 13' W, 447.48 feet - plat) to an existing iron pin in the easterly right-of-way line of Edmonson Pike; thence,

4. With said easterly right-of-way line, N 11° 45' 02" E, 150.10 feet (N 11° 38' E, 150.00 feet - plat) to an existing iron pin in the southerly line of Woodwinds, Ltd. of record in Book 8146, Page 291, R.O.D.C., Tennessee; thence,

5. With the common line of said Woodwinds, Ltd. and the herein-described Lot 1, S 78° 14' 25" E, 447.09 feet (S 78° 13' E, 447.48 feet - plat) to an existing iron pin in concrete; thence,

6. N 11° 38' 15" E, 79.89 feet (N 11° 34' E, 80.00 feet - plat) to an existing iron pin; thence,

7. N 86° 44' 42" E, 155.12 feet (N 86° 43' E, 154.97 feet - plat) to an existing iron pin; thence,

8. S 58° 54' 25" E, 660.39 feet (S 59° 04' 46" E, 660.78 feet - plat) to an existing iron pin, the common corner of Woodwinds, Ltd.; Lot 1 and Gertrude T. Ezell property of record in Book 6759, Page 459, R.O.D.C., Tennessee; thence,

9. With the common line of said Ezell property and the herein-described Lot 1, S 13° 21' 11" W, 349.53 feet (S 13° 17' W, 350.00 feet - plat) to an existing iron pin; thence,

10. N 79° 05' 19" W, 239.82 feet (N 79° 11', 240.00 feet - plat) to an existing iron pin at the beginning of a curve concave to the east; thence,

11. With said curve in a southerly direct with a 273.52-foot radius curve to the left a distance of 135.27 feet (135.18 feet - plat) to an existing iron pin, said curve has a chord bearing and distance of S 03° 17' 49" E, 133.89 feet; thence,

12. Continuing with a non-tangent 446.06-foot radius curve to the right a distance of 388.34 feet (389.26 feet - plat) to an existing iron pin, said curve has a chord bearing and distance of S 07° 35' 20" W, 376.20 feet; thence,

13. Continuing with a non-tangent 506.98-foot radius curve to the left, a distance of 300.83 feet (300.85 feet - plat) to an existing iron pin; said curve has a chord bearing and distance of S 15° 32' 11" W, 296.43 feet; thence,

14. S 01° 24' 49" E, 90.00 feet (S 01° 30" E - plat) to an iron pin set in the northerly line of Elsie Jones Philips Howse property of record in Book 5191, Page 33, R.O.D.C., Tennessee; thence,

15. With the common line of the Howse property and the herein described Lot 1, N 82° 01' 52" W, 70.00 feet (N 82° 00' W - plat) to an existing concrete monument; thence,

16. S 10° 14' 20" W, 154.00 feet (S 10° 11' W, 153.98 feet - plat) to an existing concrete monument in the northerly right-of-way line of McMurray Drive; thence,

17. With said northerly right-of-way line, N 73° 40' 00" W, 128.27 feet (128.32 feet - plat) to an existing iron pin; thence,

18. With a non-tangent 1402.87-foot radius curve to the right, a distance of 293.82 feet to a P.K. nail set; said curve has a chord bearing and distance of N 67° 56' 54" W, 293.28 feet; thence,

19. N 59° 52' 43" W, 71.00 feet (N 61° 40' W - plat) to an existing iron pin in a tree trunk; thence,

20. With a non-tangent 1926.25-foot radius curve, a distance of 221.30 feet (220.73 feet - plat) to an existing iron pin, the common corner of Lot 2, Country Place (Danbury Condominium) and the herein-described Lot 1; said curve has a chord bearing and distance of N 64° 42' 51" W, 221.18 feet; thence,

21. Leaving the northerly right-of-way line of McMurray Drive with the common line of said Lots 1 and 2, N 10° 49' 51" E, 860.18 feet (N 10° 45' 56" E, 861.92 feet - plat) to the point of beginning and containing 1,175,169 square feet or 26.978 acres, more or less.

Being the same property conveyed to Country Place Associates, Ltd., a Tennessee limited partnership, by Deed from BVT Country Place, Ltd. of record in Book 6461, page 530, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to New Plan Realty Trust, a Massachusetts business trust, by deed, dated April 2, 1996, from Country Place Associates, Ltd., a Tennessee limited partnership, of record in Book 9999, page 963, and subsequently conveyed by New Plan Realty Trust, a Massachusetts business trust, to New Plan of Tennessee, L.P., a Delaware limited partnership, by quit-claim deed, dated May 1, 1997, of record in Book 10472, page 417, Register's Office for Davidson County, Tennessee. And being the same property conveyed to the Grantor herein by deed of record in Book 11619 page 158 RODC.

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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