THIS INSTRUMENT PREPARED BY:
Benjamin M. Sensing, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, TN 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is: $ -0-

Subscribed and sworn to before me this 18th day of September, 2001.

Robert M. Buchanan III
Affiant

Kay Fuller
Notary Public

My Commission Expires: 11-27-04

Davidson County DEEDQC
Recvd: 09/18/01 12:42 3pgs
Fees:17.00 Taxes:0.00
20010918-0100931

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ADDRESS OF NEW OWNER:

Mill Creek Investment Company, LLC
1917 Harrison Street, Suite 100
and 283
Hollywood, Florida 33020

SEND TAX BILL TO:

SAME

MAP-PARCEL NO.

Map 148
Parcels 87 and 283

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, JDN REALTY CORPORATION, a Maryland corporation, the Grantor, hereby conveys and quitclaims unto MILL CREEK INVESTMENT COMPANY, LLC, a Tennessee limited liability company, the Grantee, the successors and assigns of the Grantee, a certain tract of land located in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The purpose of this Quitclaim Deed is to convey the property described herein pursuant to a legal description prepared from a current survey. This Quitclaim Deed is supplementary to that certain Special Warranty Deed of even date herewith from Grantor to Grantee and is given for the same consideration as said Special Warranty Deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature, this 14th day of September, 2001.

JDN REALTY CORPORATION, a
Maryland corporation

By: _____
Name: Andrew E. Rothfeder
Title: Senior Vice President

STATE OF GEORGIA)
COUNTY OF Fulton)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Andrew E. Rothfeder, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Senior Vice President of JDN Realty Corporation, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President.

Witness my hand and seal, at office, this 14th day of September, 2001.

Marlene McKesson
Notary Public

My Commission Expires: _____

MARLENE McKESSON
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCT 3 2004

EXHIBIT "A"

Being Lots 1 and 2 as shown on the plan of Resubdivision of Lot No. 1 of Antioch Plaza of record in Plat Book 7900, page 125, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the southerly margin of Richards Road, being the northeast corner of Parcel 86.1 on Tax Map 148 and as recorded in Book 4771, Page 876, said Register's Office; thence, with the southern margin of Richards Road, S85 degrees 49' 56" E, 140.90 feet to a point; thence, with a curve to the left having a central angle of 0 degrees 20' 50", a radium of 7143.60 feet, a chord bearing S 89 degrees, 03' 43" E, 43.31 feet and a curve length of 43.31 feet to a point; thence, S 88 degrees 47' 53" E, 159.03 feet to a P.K. nail; thence S 88 degrees 23' 19" E, 137.48 feet to a monument in the southerly margin of Richards Road; thence, leaving Richards Road, S 04 degrees 34' 22" W, 156.72 feet to an iron pin; thence, with Lori Heights Subdivision, S 37 degrees 53' 50" E, 111.93 feet to an iron pin; thence, S 04 degrees 31' 38" E, 227.28 feet to the northeast corner of Antioch Church of Christ property; thence, with the church property S 75 degrees 59' 01" W, 434.86 feet to a point in the easterly margin of Antioch Pike; thence, N 41 degrees 12' 51" W, 526.71 feet to a point in the easterly margin of Antioch Pike; thence, leaving Antioch Pike N 83 degrees 33' 08" E, 111.60 feet to an iron pin; thence, N 85 degrees 11' 43" E, 92.85 feet to an iron pin; thence N 87 degrees 38' 59" E, 31.53 feet to an iron pin; thence, N 06 degrees 35' 13" W, 177.86 feet to the point of beginning.

As shown on that certain ALTA/ACSM Land Title Survey for Mill Creek Commons, B&C Project 20010555/Site 1, Antioch, Tennessee, County of Davidson, State of Tennessee, prepared by Theodore Joseph Stevenson II, Tennessee Registered Land Surveyor No. 2136, dated August 29, 2001, last revised August 30, 2001.

Being the same property conveyed to JDN Realty Corporation, a Maryland corporation, by deed from JDN Realty Investment, L.P., recorded in Book 11545, Page 391 with the Register's Office for Davidson County, Tennessee.