#42

Davidson County DEEDQC
Recvd: 12/13/01 15:48 3pgs
Fees:17.00 Taxes:0.00

20011213-0138007

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (VPEIII)
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Santa Margherita Real Estate Services, LLC 3305 West End Avenue Nashville, TN 37203	Same	Map: 135 Parcels: 76 and 77

QUITCLAIM DEED

WHEREAS, Nashboro Center Partnership ("Grantor") is a Tennessee general partnership;

WHEREAS, Santa Margherita Real Estate Services, LLC, a Tennessee limited liability company ("Grantee"), has acquired all of the partnership interests in Grantor and is therefore the sole partner of Grantor; and

WHEREAS, Grantor has been dissolved, and Grantor desires to distribute the within described real estate to Grantee in liquidation of Grantor;

NOW THEREFORE, FOR NO ACTUAL CONSIDERATION, BUT FOR THE PURPOSE OF MAKING A DISTRIBUTION TO GRANTEE IN LIQUIDATION OF GRANTOR, Grantor hereby quitclaims and conveys unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to certain real estate, which is described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 1 and 2 of the Resubdivision of Lots 3 and 4, Nashboro Center, as shown on plat of record in Plat Book 7900, page 32, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds according to survey no. 01041, dated April 17, 2001, prepared by Dale & Associates, Surveyors, as follows:
>
> Beginning at an iron rod situated in the easterly margin of Una-Antioch Pike, said point also being the northwest corner of the U. S. Retail Income Fund VI, L.P. property of record in Book 11595, page 165, Register's Office for Davidson County, Tennessee;
>
> Thence, along said road, N 21 deg. 49' 39" E, a distance of 588.24 feet to an iron rod;
>
> Thence, leaving said road, S 83 deg. 00' 55" E, a distance of 219.18 feet to an iron rod situated in the northwesterly margin of Murfreesboro Road;

Thence, along said road, along a curve to the right, having a central angle of 01 deg. 01' 10", a radius of 3,547.35 feet, a tangent of 31.56 feet, a length of 63.12 feet, and having a chord which bears S 14 deg. 51' 31" E, a distance of 63.12 feet to an iron rod;

Thence, along said road, N 75 deg. 39' 22" E, a distance of 10.00 feet to an iron rod;

Thence, along said road, S 14 deg. 20' 38" E, a distance of 402.61 feet to an iron rod;

Thence, leaving said road, S 81 deg. 31' 08" E, a distance of 415.00 feet to an iron rod;

Thence, S 05 deg. 56' 10" W, a distance of 20.08 feet to an iron rod;

Thence, N 86 deg. 01' 54" W, a distance of 149.70 feet to the point of beginning and containing 198,769.440 square feet or 4.566 acres of land more or less.

Being the same property conveyed to Nashboro Center, L.P. (n/k/a Nashboro Center Partnership), of record in Book 9197, page 77, Register's Office for Davidson County, Tennessee.

This is improved property generally located at 2311 Murfreesboro Road, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7th day of December, 2001.

GRANTOR:

NASHBORO CENTER PARTNERSHIP

By: Santa Margherita Real Estate Services, LLC, Managing Partner

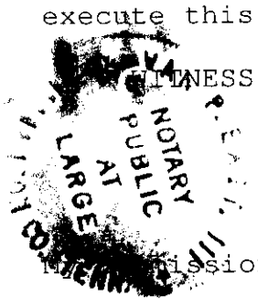
By: _____
Charles B. Reasor, Jr.,
Chief Manager

[NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Charles B. Reason, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 7th day of December, 2001.



Notary Public

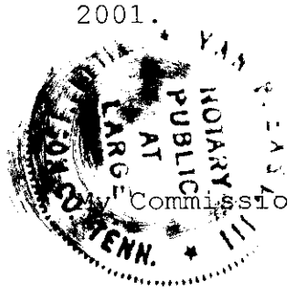
My Commission Expires: July 7, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 7th day of December, 2001.



Notary Public

My Commission Expires: July 7, 2004

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