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Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20020123-0009463

QUITCLAIM DEED

FROM: Diversified Strategies Fund, L.P., an Illinois limited partnership
Grantor

This instrument was prepared by:
Elizabeth M. Adams
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

TO: Grand RDC Partnership, L.P., an Indiana limited partnership
Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Grand RDC Partnership, L.P. 804 Seventh Street Tell City, Indiana 47586	Same	86-10 and 202 Field Book Numbers

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration for this transfer is One and No/100 Dollars ($1.00).

Affiant

Sworn to and subscribed before me, this 13 day of December, 2001.

SUZANNE M. DAVIS NOTARY PUBLIC STATE AT LARGE

Notary Public

My Commission Expires: 07/22/02

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, DIVERSIFIED STRATEGIES FUND, L.P., an Illinois limited partnership (the "Grantor"), does quitclaim unto GRAND RDC PARTNERSHIP, an Indiana limited partnership (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 below.

The Property is improved property known as being a parcel of land in Nashville, Second Civil District, Davidson County, Tennessee, located between Lebanon Road and Seaboard System Railroad, approximately 900 feet, more or less, easterly of Central Pike, part of said

parcel includes Reserve Parcel shown on Laurel Hills Commercial Park, of record in Book 5200, page 199, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, dated February 9, 1982, finally revised October 31, 1984, all as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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

Witness my hand this 13th day of December 2001.

GRANTOR:

DIVERSIFIED STRATEGIES FUND, L.P.

By: _____

Name: Neil P. Ramsey

Title: President of Ramsey Financial, Inc.,
General Partner of Diversified Strategies Fund, L.P.

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Personally appeared before me, Suzanne M. Davis, Notary Public of said State and County, Neil P. Ramsey, as an authorized officer of Ramsey Financial, Inc., general partner of Diversified Strategies Fund, L.P., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an authorized officer of the Grantor or a constituent of the Diversified Strategies Fund, L.P. and is authorized by the Diversified Strategies Fund, L.P. or by its constituent, the constituent being authorized by the Diversified Strategies Fund, L.P., to execute this instrument on behalf of the Diversified Strategies Fund, L.P..

Witness my hand, at office, this 13 day of December, 2001.

SUZANNE M. DAVIS NOTARY PUBLIC STATE AT LARGE KY

_____
Notary Public

My Commission Expires: 07/22/02

RA078:00RA1:222033:LOUISVILLE

EXHIBIT A

Property Description

Beginning at a point in the southerly margin of Lebanon Road, said point being N 41° 45' E, 60.73 feet from a highway monument at highway station 92+10, said point also being north-easterly 64 feet more or less, from the centerline extended of Hickory Hills Lane; thence, with the southerly margin of Lebanon road N 41° 45' E, 130.23 feet to a monument; thence, continuing with the said southerly margin of Lebanon Road N 46° 45' E, 349.58 feet to an iron pin, said pin being the northwesterly most corner of Lot No. 2, as shown on the Plan of Laurel Hills Commercial Park, as of record in Book 5200, page 199, Register's Office for said County; thence, leaving said southerly margin with the westerly line of the aforementioned Lot No. 2, S 43° 45' E 151.00 feet to a point; thence, continuing with said Lot No. 2, N 46° 15' E, 110.0 feet to a point; thence S 43° 45' E, 144.03 feet to a point, the southwesterly corner of Lot No. 2, and the northwesterly corner of a Reserve Parcel as shown on Laurel Hills Commercial Park; thence, with the northerly line of said Reserve Parcel N 46° 15' E, 198.04 feet to a point in the easterly line of said Reserve Parcel; thence, with the easterly line of said Reserve Parcel S 52° 04' E, 282.35 feet to a point in the northerly margin of the Seaboard System Railroad; thence with the northerly margin of the Seaboard System Railroad the following calls: S 38° 33' W, 68.00 feet, S 51° 27' E, 25.00 feet, S 38° 33' W, 765.20 feet, to a point; thence, leaving the said northerly margin N 44° 14' W 703.68 feet to the point of beginning, containing 10.26 acres, more or less.

Together with all the right, title and interest in and to that certain easement granted by that certain easement dated January 10, 1977, recorded in Book 5111, page 843, Register's Office for Davidson County, Tennessee, over and across the following described property:

Beginning at a point being an iron pin set in the easterly margin of Lebanon Road (U.S. Highway 70-N), said point being South 46° 45' West, 745.26 feet, more or less from a right of way monument located at road station 105+00 of the Tennessee State Highway Plans of U.S. Highway 70-N; thence leaving said highway South 43° 45' East, 136 feet to a point being the point of beginning for the herein described property; thence North 46° 15' East, 120 feet to a point; thence South 43° 45' East 159.03 feet to a point; thence, South 46° 15' West, 10 feet to a point; thence North 43° 45' West, 144.03 feet to a point; thence South 46° 15' West, 110 feet to a point; thence North 43° 45' West, 15 feet to the point of beginning.

Being the same property conveyed to Diversified Strategies Fund, L.P. by Ramsey Development Corporation Pension Trust No. 1 of record ~~in Book _____, page _____~~, Register's Office for Davidson County, Tennessee. as Instrument No. 20020122-0008634