QUIT CLAIM DEED

This Instrument Prepared By:

Shumacker, Witt, Gaither & Whitaker, P.C.
1100 Sun Trust Bank Bldg.
736 Market Street
Chattanooga, Tennessee 37402
(423) 265-8881

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $4,196,107.00.

Affiant – Grantee

Subscribed and sworn to before me, this 24th day of March, 2003.

Notary Public – Janis K. Kujan

Macomb County, Michigan
My commission expires: 11-28-03
Acting in Oakland County

Davidson County DEEDQC
Recvd: 03/26/03 14:25 4pgs
Fees:23.00 Taxes:15525.60
20030326-0039862

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Number(s):
Hickory Station LLC 11690 Grooms Road Cincinnati, Ohio 45242	Hickory Station LLC 11690 Grooms Road Cincinnati, Ohio 45242	161-163.00

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, SUMMIT INSURED EQUITY L.P., a Delaware limited partnership, (hereinafter called the **"Grantor"**), does hereby convey, transfer, remise, release, relinquish and quitclaim unto HICKORY STATION LLC, a Delaware limited liability company (hereinafter called the **"Grantee"**), its successors and assigns, certain parcels of land, together with all appurtenances and hereditaments thereto belonging, having an address of 5753 Nolensville Pike located in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

This conveyance is made subject to the following:

1. Building, zoning, and subdivision laws and regulations.

2. 2003 taxes, which have been prorated and assumed by Grantee.

3. Covenants, conditions, restrictions, declarations, and easements of record, if any.

This is improved property known as 5753 Nolensville Pike, Nashville, Tennessee.

Grantor and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and neither the preparer nor Shumacker, Witt, Gaither & Whitaker, P.C. shall have any liability for the status of title to the property or the accuracy of any information contained herein.

WITNESS MY HAND, this 26th day of March, 2003.

GRANTOR:

SUMMIT INSURED EQUITY L.P.,
a Delaware limited partnership

By: Aegis Realty Operating Partnership, LP,
a Delaware limited partnership,
its general partner

By Doubleday Station LLC,
an Ohio limited liability company,
its general partner

By: _____
Jeffrey S. Edison, President

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

Personally appeared before me, Janis K. Kujan, Notary Public, Jeffrey S. Edison, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Doubleday Station LLC, an Ohio limited liability company, 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 24th day of March, 2003.

_____
Notary Public – Janis K. Kujan

Macomb County, Michigan
My commission expires: 11-28-03
Acting in Oakland County

Exhibit A

Land in the 6th Civil District of Davidson County, Tennessee, being Parcel 1 of the land shown on the Plat of Hickory Plaza, of record in Book 5200, page 68, having been amended in Book 6623, page 215, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the west margin of Nolensville Road at a point 50 feet north of a highway monument at the intersection of Old Hickory Boulevard and said road; thence leaving said margin at a right angle with a line common with the Pizza Hut property, S 84 deg. 59' W, 192.00 feet to a common corner; thence with a line common with the Pizza Hut property, S 05 deg. 01' E, 143.71 feet to a point in the proposed north margin of Old Hickory Boulevard, said point being 75 feet north of the present center line of said Boulevard; thence with proposed north margin, S 83 deg. 09' 31" W, 108.94 feet to a point, the beginning of a curve to the right; thence with proposed said north margin and with a curve having a central angle of 02 deg. 19' 23" and a radius of 2,769.53 feet, 112.29 feet to a point; thence leaving said margin and a line common with Lot 3, with a curve to the left having a central angle of 90 deg. 31' 19", a radius of 25.00 feet and a distance of 39.50 feet to a point; thence N 05 deg. 01' 56" W, 83.31 feet to a point, the beginning of a curve to the left; thence with said curve having a central angle of 90 deg. 00' 56", a radius of 50.00 feet and a distance of 78.55 feet to a point; thence S 84 deg. 59' W, 215.57 feet to a point; thence N 00 deg. 46' 33" E, 24.17 feet to a point; thence N 05 deg. 01' W, 152.56 feet to a point; thence N 09 deg. 29' E, 244.17 feet to a point; thence N 84 deg. 59' E, 75.00 feet to a point; thence N 05 deg. 01' W, 100.00 feet to a point; thence N 84 deg. 59' E, 225.00 feet to a point; thence N 05 deg. 01' W 73.50 feet to a point; thence N 84 deg. 59' E, 290.00 feet to a point in the westerly margin of Nolensville Road; thence along said margin, S 05 deg. 01' E, 186.50 feet to a point in the northeast corner of the First American National Bank property; thence, leaving said margin with a line common with the First American National Bank property, S 84 deg. 59' W, 150.00 feet to a common corner; thence with common line, S 05 deg. 01' E, 150.00 feet to a common corner; thence with a common line, N 84 deg. 59' E, 150.00 feet to the west margin of Nolensville Road; thence with said margin, S 05 deg. 01' E, 260.00 feet to the point of beginning, containing 7.92 acres, more or less.

Being the same property conveyed to Summit Insured Equity, L.P., a Delaware limited partnership, by deed from Topvalco, Inc., of record in Book 7214, page 773, Register's Office for Davidson County, Tennessee.

Together with the easement dated October 31, 1978, recorded in Book 5361, page 888, Register's Office for Davidson County, Tennessee.

Together with the any reciprocal rights in and to the cross easements of record in Book 4773, page 103, and Book 4818, page 745, Register's Office for Davidson County, Tennessee.

Together with the perpetual, non-exclusive easement for ingress, egress and parking of record in Book 4827, page 892, Register's Office for Davidson County, Tennessee.

Together with Reciprocal Easement Agreement for Ingress, Egress and Parking by and between Summit Insured Equity, L.P. and Pizza Hut of America, Inc., dated March 28, 2001, recorded as Instrument No. 20010801-0081694, Register's Office for Davidson County, Tennessee.