Box 14-A
16163-4

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDQC
Recvd: 09/22/03 14:29 5pgs
Fees:27.00 Taxes:0.00
20030922-0139890

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William H. Hawkins, Trustee 706 Church Street Suite 200 Nashville, TN 37203	New Owner	Map 107-01 Parcels 7 and 51

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **KROGER LIMITED PARTNERSHIP I, an Ohio limited partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **WILLIAM H. HAWKINS, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary**, hereinafter called the Grantee, his successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"** which is incorporated herein by reference.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of September, 2003.

KROGER LIMITED PARTNERSHIP I
an Ohio limited partnership

By: KRGP Inc., an Ohio corporation, its General Partner

By: James E. Hodge
Its: James E. Hodge
Vice President

By: Martha C. Sarra
Its: MARTHA C. SARRA
VICE PRESIDENT

APPROVED LAW DEPT.

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James E. Hodge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Him self to be the Vice President of KRGP Inc., an Ohio corporation, and who further acknowledged KRGP Inc., to be the General Partner of KROGER LIMITED PARTNERSHIP I, the within named bargainor, an Ohio limited partnership, and that He as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of KRGP Inc., as General Partner of KROGER LIMITED PARTNERSHIP I, by Him self as such Vice President.

WITNESS my hand and official seal, this 19th day of September, 2003.

Brenda R. Andes
NOTARY PUBLIC
My Commission Expires:

BRENDA R. ANDES
Notary Public, State of Ohio
My Commission Expires June 21, 2008

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Martha C. Sams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Her self to be the Vice President of KRGP Inc., an Ohio corporation, and who further acknowledged KRGP Inc., to be the General Partner of KROGER LIMITED PARTNERSHIP I, the within named bargainor, an Ohio limited partnership, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of KRGP Inc., as General Partner of KROGER LIMITED PARTNERSHIP I, by Her self as such Vice President.

WITNESS my hand and official seal, this 19th day of September, 2003.

Brenda R. Andes
NOTARY PUBLIC
My Commission Expires:

BRENDA R. ANDES
Notary Public, State of Ohio
My Commission Expires June 21, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this
22nd day of September, 2003.

Notary Public
My commission expires: March 25, 2006

QCD5.401

MICHAEL S. PEEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

Exhibit "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being lot 1 of Metropolitan Industrial Park, Section 14, of record in plat book 4175, page 63, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing concrete monument at the intersection of the northerly right-of-way line of Elm Hill Pike, 80 feet in width, and the easterly right-of-way line of Massman Drive, 60 feet in width;

Thence leaving the northerly right-of-way line of said Elm Hill Pike with the easterly right-of-way line of said Massman Drive with a curve to the right having a radius of 50.00 feet, a curve length of 78.54 feet, a central angle of 90 deg 00 min 00 sec, and a chord bearing and distance of north 52 deg 05 min 43 sec west, 70.71 feet to an existing concrete monument;

Thence continuing with the easterly right-of-way line of said Massman Drive for the following six calls:

1) With a curve to the left having a radius of 280.00 feet, a curve length of 332.33 feet, a central angle of 68 deg 00 min 11 sec, and a chord bearing and distance of north 41 deg 05 min 48 sec west, 313.16 feet to an existing pk nail;

2) North 75 deg 07 min 57 sec west, 195.49 feet to an existing concrete monument;

3) With a curve to the right having a radius of 220.00 feet, a curve length of 92.33 feet, a central angle of 24 deg 02 min 48 sec, and a chord bearing and distance of north 63 deg 35 min 26 sec west, 91.66 feet to an iron rod set;

4) North 51 deg 12 min 17 sec west, 105.00 feet to an iron rod set;

5) With a curve to the right having a radius of 220.00 feet, a curve length of 344.82 feet, a central angle of 89 deg 48 min 09 sec, and a chord bearing and distance of north 06 deg 18 min 12 sec west, 310.59 feet to an iron rod set;

6) North 38 deg 35 min 52 sec east, 754.79 feet to an existing concrete monument at a corner common with the property conveyed to Metro Government Power Board in deed book 4183, page 984 at the Register's Office for Davidson County, Tennessee, also being lot 2 of Metropolitan Industrial Park, Section 2, of record in plat book 3700, page 128, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly line of said lot 2, south 51 deg 21 min 08 sec east, 325.00 feet to an iron rod set;

Thence with the easterly line of said lot 2, north 38 deg 38 min 52 sec east, 284.88 feet to an iron rod set;

Thence continuing with the easterly line of said lot 2, with a curve to right having a radius of 1,909.86 feet, a curve length of 55.71 feet, a central angle of 01 deg 40 min 17 sec, and a chord bearing and distance of north 39 deg 29 min 00 sec east, 55.71 feet to an iron rod set at a corner common with the property conveyed to Village Green II General Partnership in instrument number 20001103-0109241 at the Register's Office for

Office for Davidson County, Tennessee, also being lot 48 of Metropolitan Industrial Park, Section 40, of record in plat book 4595, page 180 at the Register's Office for Davidson County, Tennessee;

Thence with the southerly line of said lot 48, south 66 deg 56 min 11 sec east, 1008.55 to an existing concrete monument in the westerly right-of-way line of Elm Tree Drive, 60 feet in width;

Thence with the westerly right-of-way line of Elm Tree Drive for the following three calls:

1) South 25 deg 13 min 15 sec west, 77.54 feet to an iron rod set;

2) With a curve to the left having a radius of 630.00 feet, a curve length of 356.21 feet, a central angle of 32 deg 23 min 46 sec, and a chord bearing and distance of south 09 deg 01 min 22 sec west, 351.49 feet to an existing concrete monument;

3) South 06 deg 04 min 40 sec east, 53.04 feet to an existing iron rod at a corner common with the property conveyed to Nabisco, Inc. of record in deed book 11147, page 13 at the Register's Office for Davidson County, Tennessee, also being lot 8 of Metropolitan Industrial Park, Inc., Section 6, of record in plat book 3842, page 178 in the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of said Elm Tree Drive with the northerly line of said lot 8, south 82 deg 51 min 16 sec west, 300.00 feet to an iron rod set;

Thence with the westerly line of said lot 8, south 07 deg 07 min 57 sec east, 387.00 feet to an existing pk nail in the northerly right-of-way line of said Elm Hill Pike;

Thence with the northerly right-of-way line of said Elm Hill Pike south 82 deg 51 min 50 sec west, 892.10 feet to the point of beginning, containing 1,752,700 square feet or 40.24 acres more or less.

Being the same property conveyed to Kroger Limited Partnership 1 of record in deed book 10738, page 702 at the Register's Office for Davidson County, Tennessee, along with the same property conveyed to One Holdings, Inc., of record in deed book 8027, page 782, at the Register's Office for Davidson County, Tennessee. One Holdings, Inc. conveyed its interest in the property to Kroger Limited Partnership I by quitclaim deed recorded as Instrument No. 20030922-0139982, Register's Office for Davidson County, Tennessee.

The above description was prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, R. Scot Cherry, Tennessee, R.L.S. No. 1512, based upon an ALTA/ACSM Survey of Tax Map 107-01, Parcels 7 & 51, Lot 1, Metropolitan Industrial Park, Section 14, dated July 15, 2003, revised July 21, 2003, revised July 29, 2003, and last revised September 17, 2003.