Davidson County DEEDQC
Recvd: 04/23/04 15:06 3pgs
Fees:17.00 Taxes:0.00
20040423-0046609

QUITCLAIM DEED

TO: 41 West 28th Street Corporation

FROM: Mid-Tenn Retail, Ltd.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
41 West 28th Street Corporation c/o Grubb & Ellis Attn: James Lebberes 55 East 59th Street New York, NY 10022	Same	Map 147-11, Parcel 34.00 **PICK-UP**

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $ -0-

Affiant

Sworn to and subscribed before me, this 23rd day of April, 2004.

Notary Public

My Commission Expires: 4/17/07

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mid-Tenn Retail, Ltd., a Tennessee limited partnership** (hereinafter called the "Seller"), does transfer, quitclaim and convey unto **41 West 28th Street Corporation, a New York corporation** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 4536 Nolensville Pike, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, Seller has caused this Quitclaim Deed to be executed effective as of the 23rd day of April, 2004.

SELLER: MID-TENN RETAIL, LTD.,
a Tennessee limited partnership

By: General Capital Corporation, its general partner, a Tennessee corporation

By: _____
Barney D. Byrd, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lori McPherson, a Notary Public in and for the County and State aforesaid, personally appeared Barney D. Byrd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of General Capital Corporation, a Tennessee corporation, the general partner of the within named bargainor, Mid-Tenn Retail, Ltd., a Tennessee limited partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of its general partner.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of April, 2004.

Lori McPherson
Notary Public

My Commission Expires: 3-25-06

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land lying in the Thirtieth Councilmanic District of Davidson County, Nashville, Tennessee, being all of Lot 2 as shown on the plan of Wayne Oldham's Nolensville Pike Development subdivision, of record in Plat Book 5210, Page 361, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey prepared by J. Alan Cummings, RLS No. 2351, dated February 2, 2004, last revised February 19, 2004, under File No. 04006 (K), as follows:

Beginning at a iron pin found on the Northeasterly margin of Nolensville Pike (U.S. Highway 31-A, State Route 11), 180 feet West of Taylor Road, near the Southwest corner of Lot 1 of said subdivision, owned by Youn O. Kim, of record in Deed Book 8050, Page 401, Register's Office of Davidson County, Tennessee;

Thence, along said margin of Nolensville Pike the following three (3) calls:

Thence, North 52°41'30" West, a distance of 179.83 feet to an iron pin set this survey;

Thence, North 37°18'30" East, a distance of 5.00 feet to an iron pin set this survey;

Thence, North 52°41'30" West, a distance of 174.72 feet to a found iron pin near the Southwest corner of the Lake Providence Missionary property, of record in Deed Book 9603, Page 74, Register's Office of Davidson County, Tennessee;

Thence, along or near the Southerly line of said Lake Providence Missionary Church, North 62°06'11" East, a distance of 218.44 feet to an iron pin in a rock wall near the Westerly line of the Henry Chester Maxwell, Jr. property, of record in Instrument number 20011010-0110441, Register's Office of Davidson County, Tennessee;

Thence, along or near said line of Maxwell, South 52°05'55" East, a distance of 262.96 feet to an iron pin in a rock wall near the Westerly line of the Franklin E. Davenport property, of record in Instrument number 20031204-0174519, Register's Office of Davidson County, Tennessee, and near the Northwest corner of said Kim property;

Thence, along or near the Westerly line of said Kim, South 37°18'30" West, a distance of 200.58 feet to the Point of Beginning and containing 61,765 Square Feet or 1.42 Acres, more or less.

Being the same property conveyed to Mid-Tenn Retail, Ltd., a Tennessee limited partnership by General Warranty Deed from 1983 Williamsburg II, Partnership, a Tennessee general partnership of record in Book 6721, page 280, Register's Office for Davidson County, Tennessee.