THIS INSTRUMENT PREPARED BY:
Andrea L. Csomos, Esq.
Baker & Hostetler LLP
3200 National City Center
1900 East 9th Street
Cleveland, Ohio 44114

Davidson County DEEDQC
Recvd: 06/14/04 09:45 5pgs
Fees:27.00 Taxes:0.00
20040614-0069719

PICK-UP

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
DDR MDT Nashville Marketplace LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, Ohio 44122	DDR MDT Nashville Marketplace LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, Ohio 44122	MAP - PARCEL 102 - 83 102 - 84 102 - 86

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, JDN REALTY CORPORATION, a Maryland corporation, by these presents does hereby quitclaim and convey unto DDR MDT Nashville Marketplace LLC, its successors and assigns, all of the undersigned's right, title and interest in and to the following-described property:

See Exhibit A attached hereto and made a part hereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property, including those matters set forth on Exhibit B attached hereto and made a part hereof.

The source of this description is _____.

Being the same property conveyed to grantor by deed of record in Book _____, page _____, Register's Office of said County.

This is improved property known as The Marketplace, Nashville, Tennessee.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 13th day of May, 2004.

JDN REALTY CORPORATION, a Maryland corporation

By: Joan U. Allgood

Name: JOAN U. ALLGOOD

Title: SENIOR VICE PRESIDENT

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joan U. Allgood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Senior Vice President of JDN Realty Corporation, the within named bargainor, a corporation, and that he/she as such Sr. Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Sr. Vice President.

WITNESS my hand and seal, at office in Cleveland, Ohio, this 13th day of May, 2004.

Notary Public

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

DEBRA A. JANKO
NOTARY PUBLIC
STATE OF OHIO
My Comm. Exp. 12/18/08

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

The actual consideration for this transfer is $0.00.

Joan M Allgood
Affiant

Subscribed and sworn to before me
this 13th day of May, 2004.

Debra Janko
Notary Public

My Commission Expires:



DEBRA A. JANKO
NOTARY PUBLIC
STATE OF OHIO
My Comm. Exp. 12/18/08

SOLICITORS, 35160, 00094, 100447869.1, Marketplace Deed

Land lying in Davidson County, Tennessee, being Lots 1, 6 and 8 on the plan of The Marketplace of record in Instrument No. 20000907-0088376 and Instrument No. 20010515-0050282, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to JDN Realty Corporation, a Maryland corporation, by Limited Warranty Deed from JDN Development Company, Inc., a Delaware corporation, of record in Book 11324, Page 529, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to JDN Realty Corporation, a Maryland corporation, by Quitclaim Deed of Dissolution from JDN Realty Investment, L.P., a Georgia limited partnership, of record in Book 11545, page 377, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the easements benefitting the land as set out in the Easements with Covenants and Restrictions Affecting Land of record in Book 11214, page 793, Register's Office for Davidson County, Tennessee, and the Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11249, page 898, said Register's Office, as amended by First Amendment to Supplementary Declaration of Restrictive Covenants and Easements, of record in Book 11258, page 554, said Register's Office, as further amended by Second Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11696, page 893, said Register's Office, all as modified by the Consolidated Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 20010907-0097402, said Register's Office, as amended by First Amendment to Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 20031021-0155457, said Register's Office.

AND TOGETHER WITH the easements benefitting the land set out in the Access and Drainage Easement Agreement of record in Instrument No. 20021024-0130487 and 20030113-0005133, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Zoning ordinances and regulations;

2. Real estate taxes and assessments, both general and special, which are a lien but are not yet due and payable;

3. Any matters which would be disclosed by an accurate survey of the property; and

4. Easements, covenants, conditions, reservations and restrictions of record, if any.