Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20041117-0138304

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

PICK-UP

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
DDR Northcreek Commons LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, Ohio 44122	DDR Northcreek Commons LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, Ohio 44122	019-14-0014.00

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 Northcreek Commons 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 Northcreek Commons, Goodlettsville, Tennessee.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8th day of November, 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 SR. VICE PRESIDENT of JDN Realty Corporation, the within named bargainor, a corporation, and that he/she as such SHE 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 30th day of SEPT., 2004.

NOTARIAL SEAL STATE OF OHIO

Catherine B. Kletecka
Notary Public

My Commission Expires:

CATHERINE B. KLETECKA
Notary Public, State of Ohio
My Commission Expires: Jan. 3, 2007

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
this 3rd day of SEPTEMBER, 2004.

Notary Public

My Commission Expires:

CATHERINE B. KLETECKA
Notary Public, State of Ohio
My Commission Expires: Jan. 3, 2007

EXHIBIT A

Legal Description

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1A as shown on a plan prepared by Ragan-Smith-Associates, Inc. dated June 14, 1995, and recorded in Plat Book 9700, Page 1, Register's Office for Davidson County, Tennessee and described according to a survey made by Ragan-Smith-Associates, Inc., dated November 14, 1994, Job No. 77-263/4730 as follows:
Beginning at an existing iron pin at the northerly end of the southeast return curve at the intersection of Long Hollow Pike (84 foot right-of-way) and Northcreek Boulevard (90 foot right-of-way); thence,
1. With the east right-of-way of Long Hollow Pike, N 34°53'04" E 622.43 feet to a point in the center of Mansker Creek; thence,
2. Leaving said right-of-way line with the center of Mansker Creek, S 52°10'58" E,295.00 feet to a point in the center of Mansker Creek; thence,
3. Continuing along the center of Mansker Creek, S 82°30'57" E, 178.20 feet to a point; thence,
4. S 73°09'46" E, 213.00 feet to a point; thence,
5. S 25°13'36" E, 97.87 feet to a point; thence,
6. Leaving the center of Mansker Creek and with the common line of Lot 1B, South 51°15'02" W, 342.39 feet passing a witness iron pin set at 87.59 feet to a set iron pin, thence,
7. S 34°53'10" W, 161.97 feet to a set iron pin; thence,
8. S 54°23'35" E, 75.96 feet to a set iron pin; thence,
9. S 10°18'19" E, 82.33 feet to a set iron pin; thence,
10. S 79°41'41" W, 275.86 feet to a set iron pin; thence,
11. S 36°00'29" W, 17.34 feet to a set iron pin; thence,
12. With a 71.00 foot radius curve to the left a distance of 106.72 feet; said curve having a chord bearing and distance of S. 07°03'00" E, 96.95 feet, to a set iron pin; thence,
13. S 50°06'38" E, 5.39 feet to a set iron pin; thence,
14. S 39°53'22" W, 32.00 feet to a set iron pin; thence,
15. N 50°06'38" W, 44.52 feet to a set iron pin; thence,
16. With a 56.00 foot radius curve to the left a distance of 46.27 feet; said curve has a chord bearing and distance of N 73°46'52" W, 44.97 feet to a set iron pin; thence,
17. S 82°32'55" W, 83.97 feet to a set iron pin in the east right-of-way of Northcreek Boulevard; thence,
18. Northwesterly with the east right-of-way of Northcreek Boulevard and a 561.52 foot radius curve to the left, a distance of 492.47 feet, said curve has a chord bearing and distance of N 29°59'13" W, 476.84 feet to an existing PK nail; thence,
19. Continuing with the east right-of-way of Northcreek Boulevard, N 55°06'56" W, 45.00 feet to an existing iron pin; thence,
20. Continuing with the east right-of-way of Northcreek Boulevard along a 25.00 feet radius curve to the right a distance of 39.27 feet, said curve has a chord bearing and distance of N 10°06'56" W, 35.36 feet to the point of beginning, as shown on that certain ALTA/ACSM Land Title Survey prepared by Marshall H. Ragan (Tennessee Registered Land Surveyor No. 332) of Ragan-Smith-Associates, Inc., 315 Woodland Street, Tennessee 37206, dated November 14, 1994, most recently revised July 25, 1995.
Being the same property conveyed to JDN Realty Corporation by limited warranty deed from Northcreek Associates, L.P., a Tennessee limited partnership, of record in Book 9901, Page 788, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to JDN Realty LP, Inc. by quitclaim deed from JDN Realty Corporation of record in Book 11252, Page 611, said Register's Office. Also being the same property conveyed to JDN Realty Investment, LP by quitclaim deed from JDN Realty LP, Inc. of record in Book
11252, Page 616, said Register's Office. Also being the same property conveyed to JDN Realty Corporation by quitclaim deed of dissolution from JDN Realty Investment, LP of record in Book 11545, Page 384, said Register's Office.
Together with easements contained in Reciprocal Access and Cross Parking Easement of record in Book 7245, Page 968 and amended in Book 9901, Page 794, said Register's Office.

Together with interests created in Declaration of Restrictive Covenants and Owner's Association for North Creek Commercial Park, Goodlettsville, Davidson County, Tennessee, of record in Book 7118, page 938 and amended of record in Book 7245, page 958; in Book 8195, page 337; and in Book 9780, page 183.

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.