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This instrument prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 07/13/05 15:04 4 pg
Fees:22.00 Taxes:0.00
20050713-0081316

QUITCLAIM DEED

Address New Owner(s):
MRW Crescent Plaza, LLC
c/o1616 Westgate Circle
Brentwood, TN 37027

Send Tax Bills To:
Same

Map/Parcel Nos.
Map 106-16
Group A, Parcel 46.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $-0- and no other monetary consideration.

Sworn to and subscribed before me
this 8 day of July, 2005.

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

FOR AND IN CONSIDERATION of $10.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MRW Retail Joint Venture, a Tennessee general partnership (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of its right, title and interest in and to the following described property to MRW Crescent Plaza, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED.

(Remainder of Page ntentionally Left Blank)

IN WITNESS WHEREOF, Seller has caused this Quitclaim Deed to be executed effective as of the 8th day of July, 2005.

SELLER:

MRW RETAIL JOINT VENTURE

By: GRW Properties IV, LLC, its Managing Member

By: _____
Glenn R. Wilson, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF Tennessee)

Personally appeared before me, the undersigned, a Notary Public, Glenn R. Wilson, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of GRW Properties IV, LLC, the Managing Member of MRW Retail Joint Venture, a Tennessee joint venture, and is authorized by the joint venture to execute this instrument on behalf of the joint venture.

WITNESS my hand, at office, this 8th day of July, 2005.

My Commission Expires: 3-25-06

Lori McPherson
Notary Public

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"

Being a tract of land lying in Nashville, Davidson County, State of Tennessee, and being more particularly described based upon a survey prepared by Cherry Land Surveying, 622 W. Iris Drive, Nashville, Tennessee, TN RLS No. 1512, dated June 17, 2005, as follows:

BEGINNING at an exiting PK nail in the northerly right-of-way line of Thompson Lane, 100 foot in width, and a corner common with Exxon Corporation, as of record in Deed Book 4446, Page 236, in the Register's Office of Davidson County, Tennessee (R.O.D.C.);

Thence with the northerly right-of-way line of Thompson Lane, south 52 deg. 38 min. 50 sec. west 794.87 feet to an iron rod set at a corner common with Powell and Jimmy Cooper, as of record in Instrument No. 200306040076854, R.O.D.C., also being Lot 15, Glencliff Estates, Section 4, as of record in Plat Book 1835, Page 79, R.O.D.C.;

Thence leaving the northerly right-of-way line of Thompson Lane, with the easterly property line of said Powell and Jimmy Cooper, and James C. Buckley, as of record in Deed Book 11051, Page 546, R.O.D.C., also being Lot 16, Glencliff Estates, Section 4, K.C. Sledge, as of record in Deed Book 2395, Page 435, R.O.D.C., also being Lot 17, Glencliff Estates, Section 4, and Bi Van Ngoc Nguyen, as of record in Deed Book 9752, Page 531, R.O.D.C., also being Lot 18, Glencliff Estates, Section 4, North 37 deg. 17 min. 26 sec. west, 626.80 feet to a point in the centerline of Mill Creek Passing a witness iron rod set at 586.80 feet, also being the southerly property line of Jesse Mayo as of record in Deed Book 11162, Page 133, R.O.D.C.;

Thence with the centerline of Mill Creek and the southerly property line of Jesse Mayo, north 49 deg. 43 min. 52 sec. east, 179.94 feet to a point;

Thence north 30 deg. 15 min. 00 sec. east, 71.50 feet to a point;

Thence north 19 deg. 57 min. 00 sec. east, 56.60 feet to a point;

Thence north 20 deg. 28 min. 00 sec. west, 79.20 feet to a point at a corner common with John J. Yoon, as of record in Deed Book 7418, Page 983, said Register's Office;

Thence leaving the centerline of Mill Creek, with the southerly property line of said John J. Yoon, north 39 deg. 30 min. 39 sec. east, 320.44 feet to an existing PK nail, passing a witness iron rod set at 285.44 feet, said PK nail being at a corner common with Brian Leslie Berry, as of record in Instrument No. 200001280009110, R.O.D.C.;

Thence with the southerly property line of Brian Leslie Berry, north 39 deg. 41 min. 23 sec. east, 151.68 feet to a PK nail set in the southerly right-of-way line of Murfreesboro Road, right-of-way width varies;

Thence with the southerly right-of-way line of Murfreesboro Road, south 50 deg. 03 min. 53 sec. east, 49.96 feet to an existing iron rod at a corner common with John C. Yoon, as of record in Instrument No. 20001010-0100502, R.O.D.C.;

Thence leaving the southerly right-of-way line of Murfreesboro Road, with northerly property line of John C. Yoon, south 39 deg. 41 min. 23 sec. west, 152.23 feet to an existing PK nail;

Thence south 47 deg. 50 min. 46 sec. east, 185.39 feet to an existing iron rod;

Thence north 39 deg. 41 min. 16 sec. east, 160.20 feet to an existing PK nail in the southerly right of way line of Murfreesboro Road;

Thence with the southerly right-of-way line of Murfreesboro Road, south 50 deg. 03 min. 53 sec. east, 99.88 feet to an existing railroad spike at a corner common with John Wang, as of record in Instrument No. 20031222-0181828, R.O.D.C.;

Thence leaving the southerly right-of-way line of Murfreesboro Road, with the westerly property line of John Wang, south 39 deg. 39 min. 36 sec. west, 164.60 feet to an existing railroad spike;

Thence south 48 deg. 03 min. 02 sec. east, 125.36 feet to a PK nail set;

Thence with the southerly property line of said John Wang and The Krystal Company, as of record in Deed Book 6253, Page 875, south 50 deg. 19 min. 42 sec. east, 200.00 feet to an iron rod set at a corner common with said Exxon Corporation;

Thence south 41 deg. 57 min. 55 sec. west, 10.00 feet to an existing iron rod;

Thence south 50 deg. 36 min. 14 sec. east, 198.09 feet to the point of beginning, containing 549,398 square feet (12.61 acres, more or less).

Being the same property conveyed to MRW Retail Joint Venture, a Tennessee, a Tennessee joint venture, by deed from Belz Investco GP of record at Instrument No. 20010801-0082481, Register's Office for Davidson County, Tennessee.