THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
Fidelity National Title Insurance Co.
6840 Carothers Parkway, Suite 200
Franklin, TN. 37067

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kroger Limited Partnership I	Same as New Owner	Map 83-5, Parcel 195
1014 Vine St.		Map 83-5, Parcel 196
Cincinnati, OH 45202-1100		Map 83-5, parcel 196

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and Rudd Seeley Wallis, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto Kroger Limited Partnership I, an Ohio limited partnership, its successors and assigns, all their right, title and interest in and to real estate in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00

Affiant Joseph B. Pitt Jr.

Subscribed and sworn to before me this the 17th day of June, 2011.

Notary Public Pamela B. Hampton

My commission expires: 4-29-2015

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Witness our hands this 17th day of June, 2011

RUDD SEELEY WALLIS, LLC, a Tennessee limited liability company, by:

STEPHEN D. RUDD

WILLIAM C. SEELEY

WILLIAM G. WALLIS, JR.

BILL GARRETT, Davidson County
Trans:T20110036690 DEEDQC
Recvd: 06/20/11 11:04 2 pgs
Fees:12.00 Taxes:0.00
20110620-0047016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen D. Rudd, William C. Seeley and William G. Wallis, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they executed the within named instrument for the purposes therein contained, and who further acknowledged that they are members of Rudd Seeley Wallis, LLC, a Tennessee limited liability company and that as such members, being authorized so to do, executed the foregoing instrument by signing the name of the limited liability company by themselves as members.

Witness my hand and official seal, at office in Franklin, Tennessee, this 17th day of June, 2011.

Pamela B. Hampton
Notary Public

My Commission Expires: 4-29-2015

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT "A"

Being a tract of land lying in Davidson County, Tennessee, Also being the northerly 26.50 feet of Lot No. 11 and all of Lots 12 and 13 on the Plan of Edgewood E.T. Brown's Subdivision, of the Bransford Place, as of record in book 332, page 73, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows, according to a survey prepared by Cherry Land Surveying, R. Scot Cherry, TRLS # 1512, dated April 20, 2011, Job. No. 11048:

BEGINNING at an iron rod set at the intersection of the easterly right-of-way line of Gallatin Pike and the southerly right-of-way line of Seymour Avenue;
Thence leaving the easterly right-of-way line of Gallatin Pike with the southerly right-of-way line of Seymour Avenue, South 76 deg 04 min 16 sec East, 170.73 feet to an existing iron rod at the intersection of the southerly right-of-way line of Seymour Avenue and the westerly right-of-way line of Alley No. 995;
Thence leaving the southerly right-of-way line of Seymour Avenue with the westerly right-of-way line of Alley No. 995, South 19 deg 20 min 45 sec West, 142.70 feet to an iron rod set at a corner common with Gallatin Avenue, LLC., as of record in deed instrument No. 201012020095860, at said Register's Office;
Thence leaving the westerly right-of-way line of Alley No. 995 with the northerly property line of Gallatin Avenue, LLC., North 70 deg 47 min 42 sec West, 169.89 feet to an existing iron rod on the easterly right-of-way line of Gallatin Pike;
Thence with the easterly right-of-way line of Gallatin Pike, North 19 deg 18 min 38 sec East, 127.00 feet to the point of beginning, containing 22,915 square feet (0.526 acres more or less).

Being the same property conveyed to Rudd Seeley Wallis, LLC, a Tennessee limited liability company, by Deed from John T. Bottom, Jr., Trustee with full power, recorded at Instrument No. 20110620-0047014, Register's Office for Davidson County, Tennessee.