This Instrument Prepared By:
J. GREER CUMMINGS, JR.
ATTORNEY AT LAW
222 THIRD AVENUE N.
P. O. BOX 198062
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER:

MMT Properties, Ltd.
522 Nashville City
Bank & Trust Bldg.
315 Union Street
Nashville, TN 37201

SEND TAX BILLS TO:

Same

MAP-PARCEL NOS.

Map 104-2
Parcels 341,
350 and 351

BOOK 6420 PAGE 54

QUITCLAIM DEED

WHEREAS, MMT Properties, Ltd., a Tennessee limited partnership, has acquired all of the partnership interests in C & S Properties, a Tennessee general partnership composed of Edward J. Childers, Jr. and Michael P. Spence; and

WHEREAS, at the time of such acquisition, the said C & S Properties was the owner of and held title to certain property hereinafter described; and

WHEREAS, the said MMT Properties, Ltd. desires to evidence the vesting of title to such property in it as the owner of said partnership interests;

NOW, THEREFORE, for and in consideration of the premises, the sum of One ($1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, C & S Properties, acting by and through MMT Properties, Ltd., as the owner of all of the partnership interests therein, by these presents does hereby sell, assign, and forever quitclaim unto the said MMT Properties, Ltd., its successors and assigns, all of its right, title, and interest in and to certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, all improvements, buildings and structures located thereon, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property is made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as the Centennial Plaza Office Building, 110 29th Avenue, North, Nashville, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, C & S Properties has caused this Quitclaim Deed to be executed on this 11th day of October, 1984.

C & S PROPERTIES

BY: MMT PROPERTIES, LTD.

BOOK 6420 PAGE 55

By: Peter Thyssen

Peter Thyssen, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lacy Jamison, a Notary Public of the State and County aforesaid, personally appeared Peter Thyssen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of MMT Properties, Ltd., a limited partnership, which limited partnership is the owner of all of the partnership interests in C & S Properties, the within named bargainor, a general partnership, and that he, as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership as owner of all of the partnership interests in the general partnership by himself as General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of October, 1984.

Lacy Jamison
Notary Public
My Commission Expires: 7-22-86

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 1984.

Lacy Jamison
Notary Public
My Commission Expires: 7-22-86

I 6 1 6 8 2 3

IDENTIFICATION

Nov 5 3 57 PM '84

DAVIDSON COUNTY, TN

EXHIBIT A

Two tracts or parcels of land located in Nashville, Davidson County, Tennessee and being more particularly described according to a survey by A & A Engineers, Inc., dated September 27, 1984 bearing Job No. 2080-82 as follows:

TRACT I

Being Lots No. 11 and 12 on the Plan of the Subdivision of Lot No. 44, Boyd's Cockrill Spring Tract and more particularly described as follows: Beginning with an iron pin located in the easterly right-of-way margin of 29th Avenue North, also being 100.0 feet southerly from the south right-of-way margin of Poston Avenue; thence N 52° 31' 21" E 120.0 feet to an iron pin in the westerly margin of a 10.0 foot alley; thence S 37° 24' 06" E 103.0 feet to an iron pin; thence S 52° 31' 21" W 120.0 feet to an iron pin; thence N 37° 24' 06" W 103.0 feet to the point of beginning. Containing 12,360 square feet.

TRACT II

Being Lots No. 5 and 6 on the Plan of the Subdivision of Lot No. 44, Boyd's Cockrill Spring Tract and more particularly described as follows: Beginning with an iron pin located in the western right-of-way margin of 28th Avenue North, also being 100.00 feet from the southerly right-of-way margin of Poston Avenue; thence S 37° 28' 20" E 103.0 feet to an iron pin; thence S 52° 31' 21" W 120.0 feet to an iron pin in the eastern margin of a 10.0 foot alley; thence N 37° 28' 20" W 103.0 feet to an iron pin; thence N 52° 31' 21" E 120.0 feet to the point of beginning. Containing 12,360 square feet.

Said lot No. 5 being the same property conveyed to C & S Properties, a partnership, by deed from William R. Russell, et al, of record in Book 5975, page 426, R.O.D.C., Tennessee.

Said lot No. 6 being the same property conveyed to C & S Properties, a Tennessee General Partnership, by deed from Michael Spence of record in Book 6121, page 1, R.O.D.C., Tennessee.

Said lot No. 11 being the same property conveyed to C & S Properties, a Tennessee General Partnership, by quitclaim deed from Westside Investments, a partnership, of record in Book 6170, page 202, R.O.D.C., Tennessee.

Said lot No. 12 being the same property conveyed to C & S Properties by deed from Michael Spence in Book 6121, page 1, R.O.D.C., Tennessee.

EXHIBIT B

1. 1984 Taxes.

2. Restrictive covenants of record in Book 6151, page 236 Register's Office of Davidson County, as amended by Deed of Correction as recorded in Book 6401, page 825 Register's Office of Davidson County.

3. Overhead line easement of record in Book 6257, page 238 Register's Office of Davidson County.

4. Deed of Trust and Security Agreement as recorded in Book 6401, page 829 Register's Office of Davidson County.

5. Assignment of Rents and Leases as recorded in Book 6401, page 854 Register's Office of Davidson County.

6. UCC-1 Financing Statement as recorded in Book 6401, page 859 Register's Office of Davidson County.

7. Assignment and Security Agreement as recorded in Book 6401, page 862 Register's Office of Davidson County.

8. Deed of Trust and Security Agreement as recorded in Book 6401, page 872 Register's Office of Davidson County.

9. Assignment of Rents and Leases as recorded in Book 6401, page 897 Register's Office of Davidson County.

10. UCC-1 Financing Statement as recorded in Book 6401, page 902 Register's Office of Davidson County.

11. Assignment and Security Agreement as recorded in Book 6401, page 905 Register's Office of Davidson County.

12. Master Lease Agreement dated October 11, 1984.