Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
MBR Perimeter Place, Ltd. c/o McCalla Properties, Inc. 40 Rutledge Street Nashville, Tennessee 37210	Same	part of 95-0 106 Field Book # 3DZ-75452

This instrument prepared by: Boult, Cummings, Conners & Berry (BAS)
P.O. Box 198062, Nashville, Tennessee 37219

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, J. M. Beeson, Jr. ("Grantor") hereby sells and quitclaims to MBR Perimeter Place, Ltd. ("Grantee"), a Tennessee limited partnership, Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Executed this 15th day of August, 1985.

J. M. Beeson, Jr.

STATE OF TEXAS
COUNTY OF DALLAS
The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 15th day of August, 1985.

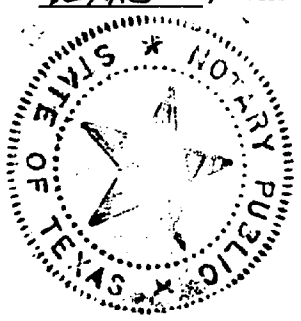
Joyce A. Meyer
Notary Public
My commission Expires: 12-15-88

STATE OF TEXAS
COUNTY OF DALLAS

BOOK 6633 PAGE 444

Personally appeared before me, JOYCE A. MEYER, a Notary Public in and for said County and State, the within named J. M. Beeson, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at DALLAS, TEXAS, this 15th day of August, 1985.



Joyce A. Meyer
Notary Public

My Commission Expires: 12-15-88

RUSH

29629

IDENTIFICATION REFERENCE

AUG 19 1 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

DESCRIPTION:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee lying south of Perimeter Place Drive and west of Royal Parkway (formerly Elspeth Drive) and being proposed Lot Two, Section 2 of Perimeter Place, not of record, and being more fully described according to a survey of Ragan Smith Murphy & Associates, Inc. dated March 1, 1984, (Job No. 74-041) as follows:

Beginning at an existing concrete monument at the easterly end of the southeasterly return curve at the intersection of Royal Parkway (formerly Elspeth Drive) and Perimeter Place Drive as recorded on the plan of Section One, Perimeter Place in Book 5200, Page 277, Register's Office for Davidson County, Tennessee and proceeding as follows:

1. With the southwesterly right-of-way line of Royal Parkway (formerly Elspeth Drive) in a southeastwardly direction with a 361.77 foot radius curve right 195.04 feet to an existing concrete monument, said curve has a chord bearing and distance of S 47° 52' 40" E 192.686 feet; thence,
2. S 32° 25' 59" E 249.21 feet to an existing concrete monument; thence,
3. With a 980.64 foot radius curve to the left 306.94 feet to an existing concrete monument, said curve has a chord bearing and distance of S 41° 23' 59" E 305.684 feet; thence,
4. With a 50 foot radius curve to the right 78.54 feet to an existing iron pin, said curve has a chord bearing and distance of S 5° 21' 59" E 70.711 feet; thence,
5. S 39° 38' 01" W 10.00 feet to an existing iron pin; thence,
6. With a 287.33 foot radius curve to the right 215.64 feet to an existing iron pin, said curve has a chord bearing and distance of S 61° 08' 01" W 210.614 feet; thence,
7. S 82° 38' 01" W 100.00 feet to an existing iron pin; thence,
8. With a 736.27 foot radius curve to the left 31.59 feet to an existing iron pin, said curve has a chord bearing and distance of S 81° 24' 17" W 31.584 feet; thence,
9. N 9° 49' 28" W 104.10 feet to an existing iron pin; thence,
10. N 37° 11' 40" W 71.39 feet to an existing iron pin; thence,
11. N 85° 44' 29" W 404.94 feet to an existing planted stone; thence,
12. S 42° 21' 22" W 361.59 feet to an existing iron pin; thence,
13. S 29° 01' 00" W 146.37 feet to an existing iron pin; thence,
14. S 63° 04' 10" W 280.41 feet to an existing iron pin; thence,
15. N 36° 50' 09" W 644.77 feet to an existing iron pin on the extention of the southerly right-of-way line of Perimeter Place Drive; thence,
16. Northeastwardly with a 299.15 foot radius curve to the right 261.06 feet to an existing concrete monument, said curve has a chord bearing and distance of N 32° 42' 27" E 252.855 feet; thence,
17. N 57° 42' 27" E 115.00 feet to an existing concrete monument; thence,
18. With a 395.40 foot radius curve to the right 226.01 feet to an existing iron pin in concrete, said curve has a chord bearing and distance of N 74° 04' 57" E 222.944 feet; thence,
19. S 89° 32' 33" E 446.26 feet to an existing concrete monument; thence,
20. With a 293.83 foot radius curve to the left 388.35 feet to an existing concrete monument, said curve has a chord bearing and distance of N 52° 35' 40" E 360.691 feet; thence,
21. With a 50 foot radius curve to the right 88.96 feet to the point of beginning and containing 20.22 acres, more or less.

BEING property conveyed to J. M. BEESON JR., by deed from Arthur Seelbinder & Company, Inc., of record in Book 6592, page 428, Register's Office for Davidson County, Tennessee.