QUITCLAIM DEED

BOOK 7280 PAGE 94

FROM: SKY COMMUNICATIONS, INC.

TO: BUSINESS DEVELOPMENT CAPITAL
LIMITED PARTNERSHIP-II

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
c/o Foster Management Company 437 Madison Avenue New York, New York 10022	c/o Foster Management Company 437 Madison Avenue New York, New York 10022	73 #19 74 #5

THIS INSTRUMENT WAS PREPARED BY:

David M. Henkoff, Esq.
Haythe & Curley
437 Madison Avenue
New York, New York 10022

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

The actual consideration or value, **for this transaction is none.**

Michael J. Connelly, Chairman of the Board, Sky Communications, Inc.

Subscribed and sworn to before me this 2nd day of June, 1987.

ROBERT A. OUIMETTE
Notary Public, State of New York
No. 31-4714451
Qualified in New York County
Commission Expires July 31, 19..

Notary Public

(Affix Seal)

FOR AND IN CONSIDERATION of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, Sky Communications, Inc., Grantor, by these presents does quitclaim and convey all right, title and interest in that property unto Business Development Capital Limited Partnership-II, a limited partnership, Grantee, its successors and assigns, the following described tract or parcel of land, to wit:

See attached Exhibit A.

1884U

This is improved property, known as 1940 Neeley's Bend Road, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has executed this deed on the 2nd day of June, 1987.

By _____
Michael J. Connelly
Chairman of the Board
Sky Communications, Inc.

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On this 2nd day of June, 1987, before me personally appeared Michael J. Connelly with whom I am personally acquainted and who upon oath acknowledged himself to be the duly authorized representative of Sky Communications, Inc. the within named bargainor, a Delaware corporation which was dissolved pursuant to Section 275 of the Delaware Corporation Law, and that he as such duly authorized representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chairman of the Board.

_____
Notary Public
[illegible] of New York
[illegible]
[illegible] York County
Commission Expires July 31, 19[illegible]

My Commission Expires:

_____

(Affix Seal)

18840

EXHIBIT A

SKY COMMUNICATIONS PROPERTY, NEELEY'S BEND ROAD
W&A FILE NO. 84-0186

BEING A PARCEL OF LAND LOCATED IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY SIDE OF NEELEY'S BEND ROAD (HAVING A 60 FOOT UNRECORDED RIGHT-OF-WAY EASEMENT), BETWEEN MENEES LANE AND OVERTON ROAD AND BEING A PART OF LOT NUMBER ONE ON THE MAP SHOWING DIVISION OF ESTATE OF J.K.P. AND MATTIE G. HAMBLEN DATED SEPTEMBER 20, 1901 OF RECORD IN MINUTE BOOK 6, PAGE 366, OF THE COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY WAMBLE & ASSOCIATES REGISTERED LAND SURVEYOR NO. 1136 IN DECEMBER 1986, WITH ALL BEARINGS BEING REFERENCED TO MAGNETIC NORTH AS FOLLOW; TO WIT:

BEGINNING AT A POINT IN THE CENTER OF NEELEY'S BEND ROAD IN THE SOUTHEAST CORNER OF THE O.N. WILLIAMS PROPERTY OF RECORD AND DEED BOOK 2293, PAGE 251, R.O.D.C., TENNESSEE; RUNS THENCE ALONG THE CENTER OF NEELEY'S BEND ROAD SOUTH 7 DEGREES 46 MINUTES 59 SECONDS EAST 239.93 FEET TO A POINT IN THE NORTHEAST CORNER OF THE WILLIAM E. SHIPMAN PROPERTY OF RECORD AND DEED BOOK 5056, PAGE 467, R.O.D.C., TENNESSEE; THENCE LEAVING NEELEY'S BEND ROAD AND RUNNING ALONG SHIPMAN'S LINE SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST 3,208.91 FEET (PASSING AN EXISTING IRON PIN AT 30.96 FEET) TO THE LOW WATER LINE OF THE CUMBERLAND RIVER; THENCE, WITH LOW WATER MARK OF SAID RIVER AS FOLLOWS: THENCE, NORTH 15 DEGREES 21 MINUTES 06 SECONDS WEST 152.06 FEET TO A POINT; THENCE, NORTH 16 DEGREES 01 MINUTES 20 SECONDS WEST 117.91 FEET TO A POINT; THENCE, NORTH 15 DEGREES 32 MINUTES 26 SECONDS WEST 176.56 FEET TO A POINT; THENCE, NORTH 05 DEGREES 50 MINUTES 58 SECONDS WEST 103.71 FEET TO A POINT; THENCE, NORTH 04 DEGREES 42 MINUTES 08 SECONDS WEST 129.17 FEET TO A POINT; THENCE, NORTH 05 DEGREES 07 MINUTES 20 SECONDS WEST 120.31 FEET TO A POINT; THENCE, NORTH 04 DEGREES 23 MINUTES 43 SECONDS WEST 132.55 FEET TO A POINT IN THE SOUTHEAST PROPERTY LINE OF THE J.W. MENEES PROPERTY OF RECORD AND DEED BOOK 1425, PAGE 228, R.O.D.C., TENNESSEE; THENCE, LEAVING SAID RIVER AND RUNNING ALONG MENEES' LINE NORTH 67 DEGREES 43 MINUTES 51 SECONDS EAST 1,615.29 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE BOB WHISENANT'S PROPERTY OF RECORD AND DEED BOOK 6840, PAGE 262, R.O.D.C., TENNESSEE; THENCE, WITH WHISENANT'S WEST LINE SOUTH 09 DEGREES 55 MINUTES 40 SECONDS EAST 462.95 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE O.N. WILLIAMS' PROPERTY; THENCE ALONG WILLIAMS' WEST PROPERTY LINE SOUTH 10 DEGREES 07 MINUTES 03 SECONDS EAST 229.60 FEET TO A POINT AND WILLIAMS' SOUTHWEST CORNER; THENCE, ALONG WILLIAMS' SOUTHEAST LINE NORTH 68 DEGREES 02 MINUTES 29 SECONDS EAST 1,604.63 FEET (PASSING AN EXISTING IRON PIN AT 1,573.69 FEET) TO A POINT OF BEGINNING;

CONTAINING 1,864,522 SQUARE FEET OR 42.80 ACRES.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO AN UNRECORDED AGREEMENT DATED NOVEMBER, 1948, GRANTING AN EASEMENT FOR ROAD PURPOSES TO DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING IN THE CENTER OF NEELEY'S BEND ROAD AND IN THE SOUTHEAST CORNER OF THE O.N. WILLIAMS' PROPERTY OF RECORD AND DEED BOOK 2293, PAGE 251, THENCE RUNNING ALONG CENTER LINE OF NEELEY'S BEND ROAD SOUTH 07 DEGREES 46 MINUTES 59 SECONDS EAST 239.94 FEET TO A POINT IN THE NORTHWEST CORNER OF WILLIAM E. SHIPMAN PROPERTY OF RECORD AND DEED BOOK 5056, PAGE 467 R.O.D.C., TENNESSEE; THENCE ALONG SHIPMAN'S NORTHWEST LINE SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST 30.96 FEET TO AN EXISTING IRON PIN; THENCE LEAVING SHIPMAN'S LINE AND RUNNING PARALLEL TO THE CENTER LINE OF NEELEY'S BEND ROAD NORTH 07 DEGREES 46 MINUTES 59 SECONDS WEST 240.01 FEET TO AN EXISTING IRON PIN IN THE SOUTHEAST LINE OF WILLIAMS' PROPERTY; THENCE ALONG WILLIAMS' LINE NORTH 68 DEGREES 02 MINUTES 29 SECONDS EAST 30.94 FEET TO THE POINT OF BEGINNING;

CONTAINING 7,199 SQUARE FEET OR 0.17 ACRES.

BEING THE SAME PROPERTY CONVEYED TO SKY COMMUNICATIONS, INC. BY DEED FROM GENERAL ELECTRIC BROADCASTING COMPANY, INC. ON NOVEMBER 28, 1983, AS OF RECORD IN DEED BOOK 6187, PAGE 964, R.O.D.C., TENNESSEE.