ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCLE NO. 5
U.S. Retirement Concepts, Inc. 530 Church Street, Suite 700 Nashville, Tennessee 37219	Exempt	See Below

TRACT I	TRACT II
Map 133-2 Parcel 380 06DA30155	Map 133-2, Parcels 31,35,36,37,381 06DA-30216,17,18; 06DA-30223

QUITCLAIM DEED
TO QUIET TITLE
AND RESERVE EASEMENT

3658 01/05 0101 03CHECK 18.00

For and in consideration of the sum of one dollar ($1.00) cash in hand paid, receipt and sufficiency of which is acknowledged, the undersigned W.J. Burrus, Richard Sinner, Randy Patterson, Harry Marks, Nicholas Holt, Jr., and William H. Mosier, the Trustees of Radnor Baptist Church, acting for and on behalf of that church, hereinafter the Grantor, do hereby transfèr, convey and quitclaim, and thereby bargain and sale, all of Grantor's right, title and interest in the property described in Exhibit A, attached hereto and incorporated by reference herein, to U.S. Retirement Concepts, Inc., a Tennessee not-for-profit corporation.

Included in the description on Exhibit A, but excluded from this conveyance, is the easement of ingress and egress described in Exhibit B, attached hereto and incorporated by reference herein, which easement is retained by the church. Grantee or its successors may erect improvements upon said easement so long as the right of ingress and egress is not restricted in any way. Ingress and egress is defined as the ability of vehicles to move freely form the church entrance on Thuss Avenue to the alley between Tracts I and II on Exhibit A which leads from the church parking lot to McCombs Avenue. This easement is the same easement described in the deed of record in Book 7090, Page 550, R.O.D.C., and is permanent and perpetual.

~~This conveyance is to have and to hold these tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever, subject to the easement described herein.~~

This conveyance is intended to reconvey the described property insofar as title may be vested in Radnor Baptist Church, and to clarify and retain the easement of ingress and egress.

The property herein conveyed is the same property conveyed to Grantor by the following instruments of record in the Register's Office of Davidson County, Tennessee; Book 1681, Page 437; Book 4992, Page 626; Book 5000, Page 27; Book 5000, Page 29; Book 5004, Page 107; Book 5007, Page 258; Book 5008, Page 149; Book 5008, Page 315; Book 5040, Page 406; and Book 5040, Page 408.

99275

IDENTIFICATION REFERENCE

JAN 5 1 09 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

Witness our hands this 5th day of January, 1989.

RADNOR BAPTIST CHURCH

by: _____
W.J. Burrus, Trustee

by: _____
Richard Sinner, Trustee

by: _____
Randy Patterson, Trustee

by: _____
Harry Marks, Trustee

by: _____
Nicholas Holt, Jr., Trustee

by: _____
William H. Mosier, Trustee

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I make oath, being first duly sworn, that this instrument is solely for the purpose of clearing title to property previously conveyed in other instruments, and that, therefore, the actual consideration or value of this transfer is NO dollars.

_____
Affiant

Sworn to and subscribed before me this 5th day of January, 1989.

_____
Notary Public

May 13, 1991
My Commission Expires

This is improved property known as Radnor Baptist Towers, 3110 Nolensville Road, Nashville, Tennessee 37211.

THIS INSTRUMENT PREPARED BY:

Richard D. Speight
Investors Diversified Property Management, Inc.
530 Church Street, Suite 700
Nashville, Tennessee 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joyce P. Sinner, a Notary Public in and for said county and state, the above-signed Harry Marks, with whom I am personally acquainted or who identified himself with proof sufficinet to me, who, being first duly sworn, acknowledged himself to be a Trustee of Radnor Baptist Church, the grantor, and that as such Trustee, being authorized so to do, he executed the foregoing instrument by signing in my presence his name as Trustee for the purpose of binding the church.

Witness my hand this 4 day of January, 1989.

Joyce P. Sinner
Notary Public

5-8-91
My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joyce P. Sinner, a Notary Public in and for said county and state, the above-signed Nicholas Holt, Jr., with whom I am personally acquainted or who identified himself with proof sufficient to me, who, being first duly sworn, acknowledged himself to be a Trustee of Radnor Baptist Church, the grantor, and that as such Trustee, being authorized so to do, he executed the foregoing instrument by signing in my presence his name as Trustee for the purpose of binding the church.

Witness my hand this 4 day of January, 1989.

Joyce P. Sinner
Notary Public

5-8-91
My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joyce P. Sinner, a Notary Public in and for said county and state, the above-signed William H. Mosier, with whom I am personally acquainted or who identified himself with proof sufficient to me, who, being first duly sworn, acknowledged himself to be a Trustee of Radnor Baptist Church, the grantor, and that as such Trustee, being authorized so to do, he executed the foregoing instrument by signing in my presence his name as Trustee for the purpose of binding the church.

Witness my hand this 4 day of January, 1989.

Joyce P. Sinner
Notary Public

5-8-91
My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joyce P. Sinner, a Notary Public in and for said county and state, the above-signed W.J. Burrus, with whom I am personally acquainted or who identified himself with proof sufficinet to me, who, being first duly sworn, acknowledged himself to be a Trustee of Radnor Baptist Church, the grantor, and that as such Trustee, being authorized so to do, he executed the foregoing instrument by signing in my presence his name as Trustee for the purpose of binding the church.

Witness my hand this 4 day of January, 1989.

Notary Public

5-8-91
My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joyce P. Sinner, a Notary Public in and for said county and state, the above-signed Richard Sinner, with whom I am personally acquainted or who identified himself with proof sufficinet to me, who, being first duly sworn, acknowledged himself to be a Trustee of Radnor Baptist Church, the grantor, and that as such Trustee, being authorized so to do, he executed the foregoing instrument by signing in my presence his name as Trustee for the purpose of binding the church.

Witness my hand this 4 day of January, 1989.

Notary Public

5-8-91
My Commission Expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joyce P. Sinner, a Notary Public in and for said county and state, the above-signed Randy Patterson, with whom I am personally acquainted or who identified himself with proof sufficient to me, who, being first duly sworn, acknowledged himself to be a Trustee of Radnor Baptist Church, the grantor, and that as such Trustee, being authorized so to do, he executed the foregoing instrument by signing in my presence his name as Trustee for the purpose of binding the church.

Witness my hand this 4 day of January, 1989.

Notary Public

My Commission Expires

EXHIBIT A

TRACT 1

A tract of land in the First Civil District of Metropolitan Nashville–Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin set at the southwest end of the northwesterly return curve at the intersection of Thuss Avenue, a 50–foot road, and McCombs Avenue, a 50–foot road; thence,

1. with the north right–of–way line of Thuss Avenue N 83°18'33" W 378.59 feet to a nail set; thence,
2. with the east boundary line of the property of Radnor Baptist Church as recorded in Deed Book 5004, Page 107, and Deed Book 5062, Page 669, R.O.D.C., Tennessee N 6°41'27" E 46.71 feet to a nail set; thence,
3. N 22°21'00" W 117.37 feet to a nail set; thence,
4. northeastwardly, 64.79 feet along the arc of a curve to the right having a radius of 31.50 feet, a central angle of 117°50'40", and a chord bearing and distance of N 36°34'20" E 53.96 feet to a nail set; thence,
5. with the end of a 20 foot alley S 4°51'12" W 20.00 feet to a nail set; thence,
6. with the south right–of–way line of the alley S 84°29'20" E 408.24 feet to a nail set; thence,
7. southeastwardly, 31.19 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 89°20'32" feet, and a chord bearing and distance of S 39°49'04" E 28.12 feet to a iron pin set; thence,
8. with the west right–of–way line of McCombs Avenue S 4°51'12" W 139.44 feet to an existing concrete monument; thence,
9. southwestwardly, 40.07 feet along the arc of a return curve to the right having a radius of 25.00 feet, a central angle of 91°50'15", and a chord bearing and distance of S 50°46'20" W 35.92 feet to the point of beginning and containing 77,331 Square Feet or 1.775 Acres.

TRACT 2

A tract of land in the First Civil District of Metropolitan Nashville–Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin set at the northwest end of the southwesterly return curve at the intersection of Sunrise Avenue, a 50–foot road, and McCombs Avenue, a 50–foot road; thence,

1. southeastwardly, 38.98 feet along the arc of the return curve to the right having a radius of 25.00 feet, a central angle of 89°20'32", and a chord bearing and distance of S 39°49'04" E 35.15 feet to an iron pin set; thence,
2. with the west right–of–way line of McCombs Avenue S 4°51'12" W 115.06 feet to an iron pin set; thence,
3. southwestwardly, with the north right–of–way line of a 20–foot alley, 31.65 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 90°39'28", and a chord bearing and distance of S 50°10'56" W 28.45 feet to an "X" on curb set; thence,
4. with the north right–of–way line of the alley N 84°29'20" W 379.77 feet to an "X" on curb set; thence,
5. with the east boundary line of the property of Radnor Baptist Church as recorded in Deed Book 5004, Page 107, and Deed Book 5062, Page 669, R.O.D.C., Tennessee N 4°51'12" E 160.00 feet to an iron pin set; thence,
6. with the south right–of–way line of Sunrise Avenue S 84°29'20" E 375.29 feet to the point of beginning and containing 63,780 Square Feet or 1.464 Acres.

Tract is a portion of Lot 38 1/2 and all of Lots 37 and 38 on the plan of Sunrise, P.S. Stump's Subdivision as recorded in Plat Book 332, Page 107, and is all of Lots 32, 33, 34, 35, and 36 on the plan of Sunrise, P.S. Stump's Subdivision as recorded in Plat Book 421, Page 17, R.O.D.C., Tennessee. Tract is all of Tracts II, III, IV, and V of the property of U.S. Retirement Concepts, Inc. as recorded in Deed Book 7090, Page 550, and contains all of Lot 2, Radnor Baptist Church as recorded in Plat Book 4955, Page 43, R.O.D.C., Tennessee.

This property is described according to a survey dated December 21, 1988 by John E. Cleghorn (R.L.S. TN # 1440) of Ragan- Smith- Murphy & Associates.

EASEMENT DESCRIPTION

An easement across land in the First Civil District of Metropolitan Nashville–Davidson County, Tennessee more particularly described as follows:

Beginning at a nail set on the north right–of–way line of Thuss Avenue, a 50–foot road, that is N 83°18'33" W 378.59 feet from an iron pin set at the southwest end of the northwesterly return curve at the intersection of Thuss Avenue and McCombs Avenue, a 50–foot road; thence,

1. with the east boundary line of the property of Radnor Baptist Church as recorded in Deed Book 5004, Page 107, and Deed Book 5062, Page 669, R.O.D.C., Tennessee N 6°41'27" E 46.71 feet to a nail set; thence,
2. N 22°21'00" W 117.37 feet to a nail set; thence,
3. northeastwardly, 64.79 feet along the arc of a curve to the right having a radius of 31.50 feet, a central angle of 117°50'40", and a chord bearing and distance of N 36°34'20" E 53.96 feet to a nail set; thence,
4. with the end of a 20 foot alley S 4°51'12" W 20.00 feet to a nail set; thence,
5. with the south right–of–way line of the alley S 84°29'20" E 4.00 feet; to a nail set thence,
6. southwestwardly, with a line severing Tract 1, 24.69 feet along the arc of a curve to the left having a radius of 12.00 feet, a central angle of 117°51'40", and a chord bearing and distance of S 36°34'50" W 20.56 feet; to an iron pin set thence,
7. S 22°21'00" E 135.33 feet; to a nail set thence,
8. S 6°41'27" W 40.06 feet; to an iron pin set thence,
9. with the north right–of–way line of Thuss Avenue N 83°18'33" W 30.00 feet to the point of beginning and containing 5,184 Square Feet or 0.119 Acres.

This property is described according to a survey dated December 21, 1988 by John E. Cleghorn (R.L.S. TN # 1440) of Ragan- Smith- Murphy & Associates.