BOOK 9334 PAGE 755

QUITCLAIM DEED

FROM: Eugene I. Sacks and Ruth Sacks, Grantors

TO: Cummins Station, L.L.C., Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Nineteenth Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

209 Tenth Avenue South
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

SAME

Map-Parcel Numbers
93-9 390
93-10 11, 18, 46, 49-50

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is One Million and NO/100 Dollars ($1,000,000.00).

Affiant

Sworn to and subscribed before me, this 3rd day of May, 1994.

Notary Public

My Commission Expires: May 25, 1996

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Eugene I. Sacks and Ruth Sacks (the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto CUMMINS STATION, L.L.C., a Virginia limited liability company, (the "Grantee"), its, successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 209 Tenth Avenue South, Nashville, Tennessee and more fully described in Exhibit A attached hereto.

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

Witness our my hands this 2nd day of May, 1994.

Eugene I. Sacks
EUGENE I. SACKS

Ruth Sacks
RUTH SACKS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Michael B. Cooper, a Notary Public of said County and State, EUGENE I. SACKS and RUTH SACKS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2nd day of MAY, 1994.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 1997

MICHAEL B. COOPER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2237 05/04 0101 03CHECK 3717.00

94 MAY -4 PM 3:55
REGISTER
DAVIDSON COUNTY, TN.

46586
IDENTIFICATION REFERENCE

EXHIBIT A

Property Description

EXHIBIT A

TRACT I

Being a tract of land located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee as being more particularly described as follows:

Being at a P.K. nail located in the westerly right of way margin of Tenth Avenue South where said right of way margin intersects the southerly right of way margin of Demonbreum Street; thence, following the westerly right of way margin of Tenth Street South and the face of the Cummins Station loading dock curb S 27 degrees, 8' 8" east the distance of 780 feet to an iron pin located in the westerly right of way margin of Palmer Place where it intersects the westerly margin of Tenth Avenue South; thence, following the westerly margin of Palmer Place S 41 degrees, 14' 39" east a distance of 160 feet to an iron pin; thence, S 48 degrees 26' 0" east the distance of 100 feet to an iron pin; thence S 65 degrees, 26' 18" east a distance of 33.8 feet to an iron pin; thence, S 82 degrees, 5' 41" east a distance of 63.96 feet to an iron pin; thence, leaving Palmer Place and following the westerly boundary of Dale Perry, Jr., and J. Grandstaff Property, S 7 degrees 53' 18" west a distance of 123.96 feet to a P.K. nail in the northerly right of way margin of Hay Street; thence, following the northerly right of way margin of Hay Street N 82 degrees 4' 0" west a distance of 75 feet to an iron pin located where the northerly margin of a ten foot alley intersects northerly right of way margin of Hays Street; thence, following the northerly margin of said alley N 49 degrees 21' 46" west a distance of 25.02 feet to an iron pin located in said alley margin where said alley becomes wider; thence, continuing with the aforementioned alley margin N 66 degrees 38' 18" west a distance of 30.76 feet to an iron pin located in said alley margin where it becomes 15 foot wide; thence, following the northerly margin of a fifteen foot alley N 49 degrees, 11' 35" west a distance of 79.79 feet to an iron pin; thence, following a curve to the right having a central angle of 7 degrees 22' 54" a radius of 1,165.89 feet for an arc distance of 150.21 feet to an iron pin; thence, following the southerly margin of a ten foot alley S 62 degrees 26' 28" west the distance of 15.47 feet to an iron pin located at the end of the ten foot alley and in the easterly boundary of the Louisville and Nashville Railroad property; thence, following said railroad boundary with a curve to the right having a central angle of 14 degrees 39' 10" a radius of 1,180.89 feet for an arc distance of 302 feet to an iron pin; thence, continuing with the easterly boundary of said railroad property and the face of the Cummins Station train loading dock N 26 degrees 58' 35" west a distance of 587.85 feet to an iron pin located in the southerly right of way margin of Demonbreum Street; thence, following said road margin N 62 degrees 47' 25" east a distance of 141.58 feet to the point of beginning.

Tract contains 156,823.5 square feet or 3.6 acres more or less.

Included in the above described tract is a ten foot alley easement or right of way as described in City Council Ordinance 0127, dated May 24, 1906 and as of record in City Council Minute Book 11, page 582, County Clerks Office of Davidson County, Tennessee.

TRACT II

Being a tract of land being located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee, as being more particularly described as follows:

Beginning at an iron pin located in the easterly right of way margin of Tenth Avenue South where said right of way margin intersects the northerly right of way margin of Clark Place; thence, following the easterly right of way margin of Tenth Avenue South, N 27 degrees 10' 26" west a distance of 130 feet to a P.K. nail; thence, leaving the margin of Tenth Avenue South N 62 degrees 54' 11" east a distance of 171.15 feet to a P.K. nail located in the westerly margin of Metro Alley #116; thence, following the westerly right of way margin of Metro Alley #116 S 26 degrees 15' 43" east a distance of 130 feet to a P.K. nail located in the northerly margin of Clark Place; thence, following said margin of Clark Place S 62 degrees 53' 54" west a distance of 169.08 feet to the point of beginning.

The tract contains 22,113.5 square feet or 0.51 acres more or less.

Reference is made to the survey of the property dated September 12, 1982, prepared by American Survey and Engineering Company, 3315 Jansing Drive, Nashville, Tennessee, job #83-21.

The above property was conveyed to Third National Bank in Nashville, by Substitute Trustee's Deed from Cynthia N. Sellers, Successor Trustee, of record in Book 8717, page 339, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

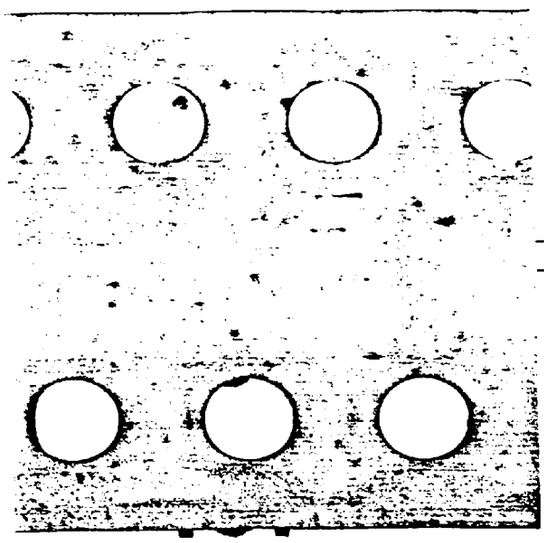
RECEIVED OF _____

FOR _____

BOOK 9334 PAGE 759

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 1000000.00
CON TX 3700.00
PRFEE 1.00
WDEED 16.00
TOTAL 3717.00
CHECK 3717.00

05/04/94 01 15:55 0001 2287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46586
IDENTIF. # REFERENCE

94 MAY -4 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 787363