BOOK 10721 PG 569

41

BK 1601 PG 763

QUITCLAIM DEED

FROM: Financial Enterprises III Limited Company, a Virginia limited liability company

TO: HIGHWOODS/TENNESSEE HOLDINGS, L.P., a Tennessee limited partnership, **Grantee**

This instrument was prepared by:
Lea W. Stouffer, Esq.
Farris, Warfield & Kanaday, PLC
424 Church St., Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes**	**Map-Parcel Numbers**
Highwoods/Tennessee Holdings, L.P. c/o Highwoods/Eakin & Smith 2100 West End Avenue Suite 950 Nashville, TN 37203	Same	Map 12D Group C Parcel 8 (Williamson County) Map 159 Parcel 214 (Davidson County)

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Zero and No/100 Dollars ($-0-).

W. Bin Reames
Affiant

Sworn to and subscribed before me, this 15th day of December, 1997.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

277124. 11/13/97

97 DEC 15 PM 4:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0380276

FOR AND IN CONSIDERATION OF the sum of Zero and No/100 Dollars ($-0-), the receipt and sufficiency of which are hereby acknowledged, FINANCIAL ENTERPRISES III LIMITED COMPANY, a Virginia limited liability company (the "**Grantor**"), does quitclaim unto HIGHWOODS/TENNESSEE HOLDINGS, L.P., a Tennessee limited partnership (the "**Grantee**"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County and Williamson 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 100 Winners Circle, Brentwood, Tennessee.

Grantor also grants to Grantee, and its successors and assigns, a perpetual non-exclusive easement for ingress and egress over Grantor's driveway, running generally along the boundary line between the Property conveyed hereby and adjoining tract, Lot 13, Maryland Farms, Section 7, part of which is located on the land subject to the exclusive easement granted in Book 420, page 931, Register's Office for Williamson County, Tennessee.

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

BOOK 10721 PG 571

BK 1601 PG 765

Witness its hand this 8th day of December, 1997.

GRANTOR:

FINANCIAL ENTERPRISES III LIMITED COMPANY, a Virginia limited liability company

BY: Martin L. Bill

TITLE: Member

STATE OF Virginia)
COUNTY OF Henrico)

Before me, Elizabeth A. Ricchi a Notary Public of said County and State, personally appeared Martin L. Bill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of FINANCIAL ENTERPRISES III LIMITED COMPANY, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and seal, at Office in Henrico County, this 8th day of December, 1997.

Elizabeth A. Ricchi
Notary Public

My Commission Expires: April 21, 1999

1321 12/15 0101 03CHECK 24.00

277124. 11/13/97

EXHIBIT A TO QUITCLAIM DEED

Property Description

Tract I

Being a tract of land lying partially in Brentwood, Williamson County, Tennessee, and partially in Brentwood, Davidson County, Tennessee, also being Lot 14, Maryland Farms, Section 7, as of record in Plat Book 8, page 39, Register's Office for Williamson County, Tennessee, and in Plat Book 5800, page 90, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Old Hickory Boulevard, 120 feet in width, at a corner common with Lot 49 in the Maryland Farms, Section 41, Lot 49, at the Register's Office for Williamson County, Tennessee, also being the property of Highwoods/Tennessee Holdings, L.P., as of record in Deed Book 1458, page 360, at the Register's Office for Williamson County, Tennessee;

Thence leaving the southerly right-of-way line of Old Hickory Boulevard with the westerly property line of said Lot 49, South 01 deg 51 min. 28 sec. West, 557.00 feet to an existing iron rod in the westerly property line of the property of New Alphabet, L.P., as of record in Deed Book 1049, page 284, at the Register's Office for Williamson County, Tennessee, also being a corner common with Lot 69 of Maryland Farms, Section 58, as of record in Plat Book 22, page 121, at the Register's Office for Williamson County, Tennessee, also being the property of Gale, Smith and Company, Inc. as of record in Deed Book 1437, page 931, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of said Lot 69, North 86 deg 17 min. 00 sec. West, 375.00 feet to a PK nail set in the northerly terminus of Winners Circle at a corner common with Lot 13 of the said Final Plat Section 7 Maryland Farms, also being the property of W. Fred Williams, Trustee, as of record in Deed Book 1467, page 505, at the Register's Office for Williamson County, Tennessee;

Thence leaving the northerly terminus of Winners Circle with said Lot 13, North 14 deg 05 min. 47 sec. East, 557.51 feet to an existing iron rod in the southerly right-of-way line of Old Hickory Boulevard;

Thence with the southerly right-of-way line of Old Hickory Boulevard South 88 deg 08 min. 32 sec. East 256.62 feet to the

point of beginning, containing 174,290 square feet (4.001 acres more or less).

TRACT II:

Being a tract of land lying in Brentwood, Williamson County, Tennessee, and being more particularly described as follows:

Beginning at an existing PK nail in the easterly right-of-way line of Winners Circle, at a corner common with Lot 69 of Maryland Farms, Section 58, as of record in Plat Book 22, page 121, at the Register's Office for Williamson County, Tennessee;

Thence with the easterly right-of-way line of Winners Circle North 03 deg 43 min. 00 Sec. East, 14.00 feet to an existing PK nail at the intersection with the northerly terminus of Winners Circle in the southerly property line of Lot 14 of Maryland Farms, Section 7, as of record in Plat Book 8, page 39, at the Register's Office for Williamson County, Tennessee, and Plat Book 5800, page 90, at the Register's Office for Davidson County, Tennessee, also being part of the property of Financial Enterprises III Limited as of record in Deed Book 1103, page 797, at the Register's Office for Williamson County, Tennessee and in Deed Book 9044, page 706, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Winners Circle with the southerly property line of said Lot 14, South 86 deg 17 min 00 sec East, 14.00 feet to an existing PK nail at a corner common with said Lot 69;

Thence with the northerly property line of said Lot 69 South, 48 deg 43 min 00 sec West, 19.80 feet to the point of beginning, containing 98 square feet (0.002 acres more or less).

Together with appurtenant drive easement as described in Book 508, page 402, Register's Office for Williamson County, Tennessee and in book 6455, page 468, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Financial Enterprises III Limited Company, as of record in Deed Book 1103, page 797, at the Register's Office for Williamson County, Tennessee, and in Deed Book 9044, page 706, at the Register's Office for Davidson County, Tennessee.

The above description was taken from a survey by R. Scot Cherry, R.L.S. Tennessee No. 1512, of Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, dated October 20, 1997, last revised November 3, 1997, Job No. 97379.

EXHIBIT B TO QUITCLAIM DEED

Permitted Exceptions

1. Davidson County real property taxes, a lien due and payable but not delinquent until March 1, 1998.

2. Williamson County real property taxes, a lien due and payable but not delinquent until March 1, 1998.

3. Brentwood City real property taxes, a lien due and payable but not delinquent until March 1, 1998.

4. ALL matters shown on Plat recorded in Book 8, page 39 and as corrected in Book 421, page 120, Register's Office for Williamson County, Tennessee and Book 5800, page 90, Register's Office for Davidson County, Tennessee.

5. Terms and provisions of lease of record in Book 808, page 936, as assigned in Book 820, page 431, Register's Office for Williamson County, Tennessee.

6. Terms and provisions of lease, Memorandum of which is recorded in Book 8172, page 913, Register's Office for Davidson County, Tennessee and Book 863, page 219, as amended by 892, page 751, Register's Office for Williamson County, Tennessee.

7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7079, page 59, as amended by Book 9896, page 386, Register's Office for Davidson County, Tennessee and Book 635, page 680, as amended by Book 1354, page 658, Register' Office for Williamson County, Tennessee.

8. Easement(s) as set forth in instrument recorded in Book 420, page 931, Register's Office for Williamson County, Tennessee.

9. Nonexclusive driveway easement and rights to maintain existing light standards and underground wiring as set forth in Book 508, page 402, Register's Office for Williamson County, Tennessee and Book 6455, page 468, Register's Office for Davidson County, Tennessee.

State of Tennessee, County of WILLIAMSON
Received for record the 15 day of
DECEMBER 1997 at 2:38 PM. (RECH 246329)
Recorded in official records
Book 1601 Page 763- 769
Notebook 59 Page 71
State Tax $ .00 Clerks Fee $ .00,
Recording $ 24.00, Total $ 24.00,
Register of Deeds SADIE WADE
Deputy Register DARLENE ELEY