BSW
37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Bluebird Pediatrics, LLC 313 Bluebird Drive Goodlettsville, TN 37072	Same	Map 34-1A / Parcel 2
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JFH) P.O. Box 198062, Nashville, Tennessee 37219		

QUITCLAIM DEED

BOOK 10790 PG 118

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Fleet & Pierce, a Tennessee joint venture comprised of William F. Fleet, Jr. and Elizabeth Pierce** ("Grantor") hereby sells and quitclaims to **Bluebird Pediatrics, LLC** ("Grantee"), its heirs 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 Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Executed this 9th day of February, 1998.

FLEET & PIERCE, a Tennessee joint venture

By: William F Fleet Jr
William F. Fleet Jr.

By: Elizabeth Pierce
Elizabeth Pierce

98 FEB 10 PM 4:07
FELIX ... REGISTER
DAVID... TN.

0399446
IDENTIF. # REFERENCE

This is improved property, known as 313 Bluebird Drive, Goodlettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 1998.

NOTARY PUBLIC
My Commission Expires:

BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1998

BARBARA S. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY TN

0466679.01
102380-001 02/06/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10790 PG 119

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William F. Fleet Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the partner of FLEET & PIERCE, a Tennessee joint venture, the within named bargainor, a partnership, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such partner as his free act and deed.

Witness my hand and seal, at office in Nashville Tennessee, this the 9th day of Fabruary, 1998.

Barbara S. Williams
NOTARY PUBLIC
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elizabeth Pierce, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged herself to be the partner of FLEET & PIERCE, a Tennessee joint venture, the within named bargainor, a partnership, and that she, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as such partner as her free act and deed.

Witness my hand and seal, at office in Nashville Tennessee, this the 11th day of Fabruary, 1998.

Barbara S. Williams
NOTARY PUBLIC
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

2029 02/10 0101 03CHECK 12.00

0466679.01
102380-001 02/06/98

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of Rivergate Professional Building, a Professional Office Condominium as shown on the Master Deed of record in Book 10222, Page 752, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed and the Association Agreement of Rivergate Professional Building of record in Book 10222, Page 767, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Fleet & Pierce Joint Venture, a Tennessee joint venture, by deed of record in Book 10710, page 791, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Master Deed of record in Book 10222, Page 752; the Association Agreement of Rivergate Professional Building of record in Book 10222, Page 767; all provisions of the Tennessee Horizontal Property Act as set forth in Section 66-27-101 of Tennessee Code Annotated; all easements, rights and interest in favor of the unit owners; and all water, sewer, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon as shown on the Plan of record in Book 10222, Page 767, all references to the Register's Office for Davidson County, Tennessee.