0527640

IDENTIF. & REFERENCE

Bk 49
41372

98 DEC 21 PM 12:50

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

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QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:
Kirkland Properties, LLC	Kirkland Properties, LLC
260 Chester Stevens Road	260 Chester Stevens Road
Franklin, TN 37067	Franklin, TN 37067
Map & Parcel No.: 80P-B-80J/26	

STATE OF GEORGIA

COUNTRY OF FULTON

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY**, a Massachusetts corporation ("Grantor"), does hereby quitclaim and convey unto **KIRKLAND PROPERTIES, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all the right, title and interest which Grantor has in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"). This is improved property known as Noel Place Office Building, located at 200 4th Avenue North, Nashville, Tennessee. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of December, 1998.

GRANTOR:

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation,

By: Cornerstone Real Estate Advisers, Inc., a Massachusetts corporation, its authorized agent

By: William F. Runge
William F. Runge
Vice President

(CORPORATE SEAL)

AT: 1014209v1

STATE OF GEORGIA)
)
COUNTY OF FULTON)

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The actual consideration ~~or value, whichever is greater,~~ for this transfer is ~~$2,900,000.00~~ $0.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:
Laura Champion, Notary Public, Cobb County
My Commission Expires On September 18,1999

LAURA CHAMPION NOTARY PUBLIC GEORGIA COBB COUNTY, GEORGIA

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a notary public having authority within the State and County aforesaid, William F. Runge, with whom I am personally acquainted, and who has acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Vice President of Cornerstone Real Estate Advisers, Inc., a Massachusetts corporation (the "Agent"), the authorized agent of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation (the "Company"), and is authorized by the Agent to execute this instrument on behalf of the Agent as a Vice President of the Agent, the Agent being authorized to execute this instrument on behalf of the Company.

Witness my hand, at office, this 18th day of December, 1998.

Notary Public

My Commission Expires:

Laura Champion, Notary Public, Cobb County
My Commission Expires On September 18,1999

(NOTARIAL SEAL)

LAURA CHAMPION NOTARY PUBLIC GEORGIA COBB COUNTY, GEORGIA

AT: 1014209v1

Exhibit A

Legal Description

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

Beginning at a mark on the concrete sidewalk at the intersection of the northerly right-of-way line of Church Street, width varies, and the easterly right-of-way line of Fourth Avenue North, 50 feet in width;

Thence leaving the northerly right-of-way line of Church Street with the easterly right-of-way line of Fourth Avenue North, North 27 deg 31 min 10 sec West, 74.83 feet to a mark on the concrete sidewalk at a corner common with the property of Angelia Nicholson Duncan, as of record in Deed Book 4582, Page 956, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fourth Avenue North with the southerly property line of Angelia Nicholson Duncan, said southerly property line also being a building seam, north 61 deg 44 min 40 sec East, 163.90 feet to a mark on concrete in the westerly right-of-way line of Printer's Alley, also being Alley Number 10, width varies;

Thence with the westerly right-of-way line of Printer's Alley, South 27 deg 15 min 41 sec East, 75.00 feet to a mark on the concrete sidewalk in the northerly right-of-way line of said Church Street.

Thence leaving the westerly right-of-way line of Printer's Alley with the northerly right-of-way line of Church Street, South 61deg 48 min 08 sec West, 163.56 feet to the point of beginning. Containing 12,264 square feet (0.282 acres more or less).

Being the same property conveyed to Massachusetts Mutual Life Insurance Company, as of record in Deed Book 10570, Page 541, at the Register's Office for Davidson County, Tennessee.

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