BCW
Book 37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
TSC Crossings IV, L.P. 5214 Maryland Way Suite 405 Nashville, Tennessee 37027	174-176, 174-211, 174-212	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JSK) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **TSC Realty Capital, L.P.** a Tennessee limited partnership (the "**Grantor**"), by these presents hereby sells, assigns, and quitclaims to **TSC Crossings IV, L.P.,** a Tennessee limited partnership (the "**Grantee**"), Grantee's successors 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**").

The Property is unimproved.

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

Davidson County DEEDQC
Recvd: 12/29/00 10:39 4pgs
Fees:18.00 Taxes:0.00
20001229-0127381

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 28th day of Dec., 2000.

Notary Public

My Commission Expires My Commission Expires SEPT. 29, 2001

0691406.01
100849-003 12/27/2000

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 28th day of December, 2000.

TSC Realty Capital, L.P., a Tennessee limited partnership

By: SC Capital, LLC, its general partner

By: Scott C. Fendley
Title: CHIEF FINANCIAL OFFICER

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, Joan Hines the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Scott C Fendley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be CFO of SC Capital, LLC, the general partner of TSC Realty Capital, L.P., the within named bargainor, a limited partnership, and that he as such CFO of SC Capital, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of SC Capital, LLC, as the general partner of TSC Realty Capital, L.P., by himself as CFO of SC Capital, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of December, 2000.

Joan Hines
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 29, 2001

0691406.01
100849-003 12/27/2000

Exhibit A

Real Property Description

PARCELS 176, 211, 212

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being Lot 1, 2, and 3 of The Crossings at Hickory Hollow Phase II Resubdivision of Lot 2 recorded in Instrument 200007260073970, Register's Office of Davidson County, TN. (RODC, TN.) bounded on the south by the northern Right-of-Way (ROW) of Interstate Highway 24 on the east by the western ROW of Old Franklin Road, on the north by the southern ROW of Crossing Boulevard and on the west Lot 1 of The Crossing at Hickory Hollow Phase II Resubdivision of Lot 3 recorded Plat Book 9700, Page 969 RODC, TN. Described as follows:

POINT OF BEGINNING; being a point at the intersection of said western ROW of Old Franklin Road and the northern ROW of said Interstate Highway 24; Thence, along said northern ROW of Interstate HWY 24; Thence, North 41°47'34" West 2514.74 feet to a point; Thence, leaving said ROW and along said Lot 1 eastern boundary North 45°08'45" East 332.68 feet to a point; Thence, North 41°11'45" East 88.61 feet to a point on said southern ROW of Crossings Boulevard and curve to the left; Thence, along said ROW and curve having a Radius of 2341.83 feet, a Arc Length of 120.86 feet, a Delta Angle of 02°57'25" and an Chord Bearing and Distance of South 50°16'58" East 120.85 feet to point; Thence, along said ROW South 51°45'41" East 930.07 feet to a point on a curve to the left; Thence, continuing along said ROW and curve having a Radius of 1482.39 feet, a Arc Length of 807.37 feet, a Delta Angle of 31°12'20" and a Chord Bearing and Distance of South 67°21'51" East 797.43 feet to a found Iron Rod; Thence, South 82°58'01" East 51.34 feet to a found Iron Rod at a curve to the right; Thence, along said curve having a Radius of 45.00 feet, a Arc Length of 70.69 feet, a Delta Angle of 90°00'19" and a Chord Bearing and Distance of South 37°57'51" East 63.64 feet to a found Iron Rod on said western ROW of Old Franklin Rd.; Thence, along said ROW South 07°01'45" West 624.18 feet to a found Iron Rod; Thence, continuing along said ROW North 82°58'56" West 28.04 feet to a found Iron Rod; Thence, South 06°54'07" West 56.25 feet to a found Iron Rod at a curve to the right; Thence, along said ROW and curve having a Radius of 1355.51 feet, a Arc Length of 515.75 feet, a Delta Angle of 21°48'01" and a Chord Bearing and Distance of South 17°49'11" West 512.65 feet to the Point of Beginning.

Containing 1,519,955 Square Feet or 34.89 Acres.

Bearing referenced to Plat Book 7900, Page 511 RODC, TN.

Included in the aforedescribed tract, but excluded therefrom are two tracts of land described as follows:

Tract 1

LAND in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phase II, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH those certain easements created pursuant to a Declaration of Joint Access, Landscape and Utilities Easements of record in Instrument Number 200007250073327, as re-recorded at Instrument Number 200008010075737, Office of the Register, Davidson County, Tennessee.

FURTHER EXCLUDING

Tract 2

LAND in Davidson County, Tennessee, being Lot No. 1 on the Re-Subdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phase II, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH those certain easements created pursuant to a Declaration of Joint Access, Landscape and Utilities Easements of record in Instrument Number 200007250073372, as re-recorded in Instrument Number 200008010075737, Office of the Register, Davidson County, Tennessee.

BEING part of the same property conveyed to TSC Realty Capital, L.P., by deed of record in Book 11647, page 168, Office of the Register, Davidson County, Tennessee.