Box 12
m. miller

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Davidson County DEEDQC
Recvd: 12/31/01 16:07 3pgs
Fees:17.00 Taxes:0.00
20011231-0145307

GRANTOR: PHIL WATTS

GRANTEE: PARADIGM TWO, LLC, a Tennessee Limited Liability Company

Address of New Owner as Follows:	Send Tax Bills To:	Map Parcel No.
4500 Singer Road Murfreesboro, TN 37129	Same	51-8 23

THIS QUITCLAIM DEED is from **PHIL WATTS** (the "Grantor"), with an address of 4500 Singer Road, Murfreesboro, Tennessee 37129, to **PARADIGM TWO, LLC**, a Tennessee limited liability company (the "Grantee"), with an address of 4500 Singer Road, Murfreesboro, Tennessee 37129.

WITNESSETH:

WHEREAS, Grantor wishes to quitclaim to Grantee all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, such property being the same property conveyed to Grantor by deed of record in Book 10005, Page 765, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings and permanent improvements thereon and all rights, privileges, easements and appurtenances thereunto belonging (collectively, the "Property"); and

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Phil Watts
Affiant

Sworn to and subscribed before me this 28 day of December, 2001.

D. Brian Conley
Notary Public

My Commission Expires: June 29, 2003

NOTARY PUBLIC AT LARGE D. BRIAN CONLEY

719703.1

NOW THEREFORE, for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby releases, quitclaims, and conveys to Grantee all of Grantor's right, title, and interest in and to the Property. This conveyance is made without representation or warranty by Grantor. The Property conveyed hereby is subject to such limitations, restrictions, and encumbrances as may affect such Property. This Quitclaim Deed has been prepared without benefit of title examination, at the instruction of Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand this 28 day of December, 2001.

GRANTOR:

Phil Watts

PHIL WATTS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, Brian Conley, a Notary Public of said County and State, Phil Watts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28 day of December, 2001.

My Commission Expires:

June 29, 2003

D. Brian Conley

Notary Public



EXHIBIT A
TO
QUITCLAIM DEED

All that tract or parcel of land lying and being in the First Civil Dist rict of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an existing iron pin set in the westerly margin of Gallatin Pike, said iron pin being 274.17, more or less feet, from the northwesterly corner of the intersection of Gallatin Pike and Due West Avenue, as measured northwardly therefrom; thence leaving the said westerly margin of Gallatin Pike and with the northerly line of the Bankers Trust of South Carolina TRS. Property, as of record in Book 5384, page 250, Register's Office of Davidson County, Tennessee North 57 degrees, 26 minutes 00 seconds West, a distance of 150.00 feet to a point; thence leaving the said northerly line of the Bankers Trust of South Carolina property and with the easterly line of Park Development Co. Property as of record in Book 3284, page 399, Register's Office for Davidson County, Tennessee, North 29 degrees 14 minutes 01 seconds East, a distance of 125.00 feet to a point; thence continuing South 57 degrees 25 minutes, 59 seconds East a distance of 131.07 feet to a point; thence continuing and with a return curve to the right, having a radius of 20.00 feet, chord bearing of South 14 degrees, 01 minutes, 36 seconds East, a chord distance of 27.49 feet, to a point on the westerly margin of Gallatin Pike; thence with the said westerly margin of Gallatin Pike and with a curve to the left, having a radius of 17,235.00 feet a chord bearing of South 29 degrees, 12 minutes, 07 seconds West, a chord distance of 106.08 feet to the point of beginning, containing 0.428 more or less acres.

Being the same property conveyed to Phil Watts by Warranty Deed from Volstate Properties, Inc. and recorded on April 4, 1996 in Deed Book 10005, Page 765, Register's Office of Davidson County, Tennessee.

This is the same description as that which appears in the previous deed.