1

Box 36

Davidson County DEEDQC
Recvd: 10/25/02 15:36 4pgs
Fees:22.00 Taxes:0.00
20021025-0131201

Prepared by and Return to:
Jennifer M. Dick, Esquire
Gottlieb & Smith, P.A.
PO Box 51
Columbia, SC 29202

New Owner's Address	Send Tax Bills to:	Tax Parcel No.
Jackson Downs (E&A), LLC 1901 Main Street, Suite 900 Columbia, SC 29201 Attn: Jodie W. McLean	Same	A portion of Map Number 85 Parcel 94

QUITCLAIM DEED

FOR AND IN CONSIDERATION received, E&A ACQUISITION TWO LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), does hereby bargain, sell, remise, release and forever quitclaim unto JACKSON DOWNS (E&A) LLC, a South Carolina limited liability company ("Grantee"), that certain tract of land located in the City of Nashville, Davidson County, Tennessee being more particularly described as follows:

The real estate described on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, Grantor has executed this conveyance this 19th day of September, 2002.

E&A ACQUISITION TWO LIMITED PARTNERSHIP, a Delaware limited partnership

By: E&A Acquisition Two, LLC, a Delaware limited liability company, general partner

By: _____ (SEAL)
Jodie W. McLean, Vice President

[Remainder of page intentionally left blank]

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

Before me, Holly H.L. Shaw of the State and County of aforesaid, personally appeared JODIE W. MCLEAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President of E&A Acquisition Two LLC, a Delaware limited liability company, the sole general partner of E&A ACQUISITION TWO LIMITED PARTNERSHIP, a Delaware limited partnership, the within named bargainor, a limited partnership, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company acting for and on behalf of the limited partnership by herself as such officer.

WITNESS my hand and seal at the office in Richland County, South Carolina this 19th day of Sept., 2002.

Holly H.L. Shaw
Notary Public

My Commission Expires:

7-18-2011

EXHIBIT "A"

Property Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being a portion of Lot No. 6 of First Revision of Resubdivision of Lots 6 and 7, Jackson Downs Commercial of record as instrument No. 20021017-0127493 R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the southeasterly corner of Lot No. 7;

THENCE, along the easterly line of Lot 6, S 28°33'24" W, 46.12 feet to a point;

THENCE, N 61°26'36" W, 289.49 feet to a point;

THENCE, along Lot No. 7 the following calls:

N 28°30'04" E, 50.94 feet to an iron pin;

Along the westerly face of the existing building located on Lot 7, S 61°29'56" E, 181.00 feet to a point;

S 28°30'04" W, 5.10 feet to a point;

S 61°29'56"E, 108.54 feet to a point in the easterly line of said Lot 7 to the Pint of Beginning.

Containing 14,234 square feet or 0.33 acres, more or less.

Being a portion of the property conveyed to E&A Acquisition Two Limited Partnership, a Delaware limited partnership, by Quitclaim Deed from E&A Portfolio Limited Partnership, a Delaware limited partnership, or record as Instrument No. 20000918-01092435 in the Register's Office for Davidson County, Tennessee.

VALUE AFFIDAVIT

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me
This 19th day of Sept, 2002.

Notary Public

My Commission Expires: 7-18-2011

Name and address of New Owner:

Jackson Downs (E&A), LLC
Attn: Jodie W. McLean
1901 Main Street, Suite 900
Columbia, South Carolina 29201

Name and Address of Person/Entity
Responsible for Payment of Taxes:

Jackson Downs (E&A), LLC
Attn: Jodie W. McLean
1901 Main Street, Suite 900
Columbia, South Carolina 29201