File in Box No. 19 B

"PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION WITHOUT THE BENEFIT OF ANY TITLE SEARCH."

Map 093-06-1
Parcels 007 & 008

Davidson County DEEDQC
Recvd: 02/26/03 09:48 3pgs
Fees:17.00 Taxes:0.00
20030226-0025312

STATE OF VIRGINIA)
~~county~~ City OF Richmond)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 1st day of January, 2003.

Notary Public
My Commission Expires
Affix Seal

THIS INSTRUMENT PREPARED BY:

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
RIVERSTONE GROUP, LLC
(Name)
901 E. Cary St., Suite 1500
(Street Address)
Richmond Va. 23219
(City) (State) (Zip Code)

SEND TAX BILLS TO:
"NEW OWNERS"
(Name)
901 E. Cary St., Suite 1500
(Street Address)
Richmond Va. 23219
(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Riverstone Properties, LLC**, A Virginia Limited Liability Company and **WBB Partners**, a Virginia General Partnership, hereinafter called the "**Grantors**", do hereby quitclaim all of their right, title and interest unto **Riverstone Group, LLC**, A Virginia Limited Liability Company, hereinafter called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION
EXHIBIT "A"

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as: 212-214 Capitol Boulevard, Nashville, TN 37219

IN WITNESS WHEREOF, the Grantors, by their respective duly authorized offices, have caused each of their respective names to be affixed hereto on this 1st day of January, 2003.

RIVERSTONE PROPERTIES, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: _____
Beverly W. Armstrong
TITLE: Manager

WBB PARTNERS
A VIRGINIA GENERAL PARTNERSHIP

BY: _____
Beverly W. Armstrong
TITLE: Managing General Partner

STATE OF Virginia)
~~COUNTY~~ City OF Richmond)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Beverly W. Armstrong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Manager of the **Riverstone Properties, LLC, A Virginia Limited Liability Company**, the within named bargainor, and that she as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the General Partnership by herself as such officer.

Witness my hand and official seal at Richmond, Virginia, this 1st day of January, 2003.

My Commission Expires: 2/28/05

_____
Notary Public

STATE OF Virginia)
~~COUNTY~~ City OF Richmond)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Beverly W. Armstrong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Managing General Partner of the **WBB Partners, A Virginia General Partnership**, the within named bargainor, and that she as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the General Partnership by herself as such officer.

Witness my hand and official seal at Richmond, Virginia, this 1st day of January, 2003.

My Commission Expires: 2/28/05

_____
Notary Public

LEGAL DESCRIPTION
EXHIBIT "A"

LAND in Nashville, Davidson County, Tennessee, and described according to an ALTA/ACSM Land Title Survey by Ronald W. Ferguson, Tennessee Registered Land Surveyor, No. 1972, dated October 18,2001, as follows:

Tact I:

BEING a tract of land lying in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located south of Union Street between Capitol Boulevard and Sixth Avenue North; beginning at the intersection of the easterly right-of-way line of Capitol Boulevard (80 foot right-of-way) and the southerly right-of-way line of Alley No. 59 (9.9 foot right-of-way); thence; leaving the easterly right-of-way line of Capitol Boulevard and along the southerly right-of-way line of Alley No. 59, North 63° 21' 06" East, 140.77 feet to the intersection of said alley with the westerly right-of-way line of Sixth Avenue North (49.5 foot right-of-way); thence, along said westerly right-of-way line, South 26° 32' 54" East, 31.15 feet to a party wall; thence, leaving said right-of-way and along said party wall; South 63° 21' 06" West, 140.63 feet to the easterly right-of-way of Capitol Boulevard; thence, along said right-of-way line, North 26° 48' 47" West, 31.15 feet to the **POINT OF BEGINNING**.

Tract II:

BEING a tract of land lying in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located south of Union Street between Capitol Boulevard and Sixth Avenue North; beginning in the easterly right-of-way line of Capitol Boulevard (80 foot right-of-way), S 26° 48' 47" East, 31.15 feet from its intersection with the southerly right-of-way line of Alley No. 59 (9.9 foot right-of-way); thence, leaving said right-of-way and along a party wall, North 63° 21' 06" East, 140.63 feet to the westerly right-of-way line of Sixth Avenue North (49.5 foot right-of-way); thence, along said right-of-way, South 26° 32' 54" East, 30.00 feet to a party wall; thence, leaving said right-of-way and along said party wall, South 63° 45' 34" West, 140.50 feet to the easterly right-of-way line of Capitol Boulevard; thence, along said right-of-way, North 26° 48' 47" West, 29.00 feet to the **POINT OF BEGINNING**.

BEING the same property conveyed to Riverstone Properties, LLC, A Virginia Limited Liability Company, WBB Partners, A Virginia General Partnership and Prem A. Devadas by Warranty Deed from Michael D. Shmerling Partners, G.P., A Tennessee General Partnership, of record in Instrument No. 20011106-0121765, Register's Office of Davidson County, Tennessee.