This document was prepared by and
after recording should be returned to:

Michael F. Flanagan, Esq.
7611 State Line Road, Suite 303
Kansas City, Missouri 64114

Map 34-10, Parcel No. 53
Map 34-6, Part of Parcel No. 3

Davidson County DEEDQC
Recvd: 04/30/03 15:44 6pgs
Fees:32.00 Taxes:0.00
20030430-0058039

(space above reserved for recorder's use)

# QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** is effective as of April 30, 2003 by and between **DYLAN CUSTOM MIXING, L.L.C.**, a Kansas limited liability company (the "Grantor"), and **RIVERGATE BUILDING PARTNERS, L.L.C.**, a Missouri limited liability company ("Grantee"), whose mailing address to receive all tax bills is:

Rivergate Building Partners, L.L.C.
7611 State Line Road, Suite 301
Kansas City, Missouri 64114

**WITNESSETH, THAT THE GRANTOR**, in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by the Grantee, the receipt for which is hereby acknowledged does, by these presents, **REMISE, RELEASE and FOREVER QUIT-CLAIM** unto the Grantee, the following described estate being and situated in the County of Davidson in the State of Tennessee (the "Property"), to wit:

**See Exhibit "A"** attached hereto and incorporated herein by this reference, subject to all restrictions, reservations, easements and covenants of record, if any.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be signed on the date and year first written above.

**DYLAN CUSTOM MIXING, L.L.C.**,
a Kansas limited liability company

By: _____
Brett Morehouse
Its: Manager

STATE OF MISSOURI )
) ss.
COUNTY OF JACKSON )

On this 17 day of April 2003, before me appeared Brett Morehouse to me personally known, who, being by me duly sworn did say that he is the Manager of **DYLAN CUSTOM MIXING, L.L.C.**, a Kansas limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its members, and he acknowledged said instrument to be the free act and deed of said limited liability company.

NOTARY PUBLIC

Michael Levitt
(type or print name)

My Commission expires: MICHAEL S. LEVITT
Notary Public – State of Missouri
County of Jackson
My Commission Expires Feb. 15, 2004

(Notary Seal)

MICHAEL S LEVITT
Notary Public
Notary Seal
STATE OF MISSOURI

STATE OF Missouri )
COUNTY OF Jackson )

The actual consideration for this transfer is $ -0- .

Brett Morehouse
Affiant

Subscribed and sworn to before me, this the 17 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: MICHAEL S. LEVITT
Notary Public – State of Missouri
County of Jackson
My Commission Expires Feb. 15, 2004

MICHAEL S LEVITT
Notary Public
Notary Seal
STATE OF MISSOURI

**EXHIBIT "A"**
Legal Description

Tract I

SURVEYOR'S DESCRIPTION
PROPERTY MAP 34-10, PARCEL 53

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee located south of Edenwold Road and east of Gallatin Pike being a portion of property conveyed to Dylan Custom Mixing, LLC, by deed of record as Instrument Number 200003010020164 Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin (old) in the southerly right-of-way of Edenwold Road, said pin being 1,390 feet from the easterly right-of-way of Gallatin Pike, said pin also being the northwesterly corner of Parcel 53;

THENCE, along the southerly right-of-way of Edenwold Road the following calls: N 82° 43' 00" E, 172.62 feet, S 86° 32' 48" E, 138.27 feet, with a curve to the left, 171.33 feet, said curve having a central angle of 13° 23' 25", a radius of 733.12 feet, a tangent of 86.06 feet and a chord of S 83° 12' 33" E, 170.94 feet, S 89° 54' 20" E, 231.90 feet, with a curve to the left 80.38 feet, said curve having a central angle of 07° 41' 00", a radius of 599.42 feet, a tangent of 40.25 and a chord of N 86° 15' 15" E, 80.32 feet; N 82° 24' 41" E, 200.00 feet, N 84° 07' 34" E, 37.75 feet, N 23° 57' 28" W, 18.40 feet, N 84° 10' 53" E, 161.14 feet, in the westerly right-of-way of C.S.X. Transportation Railroad;

THENCE, along said right-of-way with a curve to the left 320.09 feet, said curve having a central angle of 09° 21' 43", a radius of 1,959.00 feet, a tangent of 160.40, and a chord of S 38° 21' 29" W, 319.74 feet;

THENCE, leaving said right-of-way and along the northerly line of property conveyed to Michael C. Geitz by deed of record as Instrument Number 200010200104123, R.O.D.C., S 76° 42' W, 321.45 feet to the northerly line of Stanley Heights Subdivision of record in Plat Book 3300, Page 74, R.O.D.C.;

Thence, along said northerly line, S 61° 40' W, 455.90 feet to the southeasterly corner of property conveyed to Karl A. Schoenenberger, et ux. by deed of record in Deed Book 7336, Page 813, R.O.D.C.;

THENCE, along the easterly line of said Schoenenberger property, and the easterly terminus of Shakespeare Avenue (50-foot right-of-way), N 08° 09' 26" W, 275.84 feet to the northerly right-of-way of said Shakespeare Avenue;

THENCE, along said northerly right-of-way, S 82° 28' 36" W, 200.66 feet to the southeasterly corner of property conveyed to Joseph L. Swift, et. ux. by deed of record in Deed Book 6902, Page 364, R.O.D.C.;

THENCE, along the easterly line of said Swift property and property conveyed to Barbara Tittle, Trustee by deed of record in Deed Book 10996, Page 354, R.O.D.C., N 07° 07' 04" W, 234.44 feet to the Point of Beginning; containing 305,277 square feet, or 7.01 acres, more or less.

Tract II

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located west of Myatt Drive and east of Gallatin Pike, being a portion of property conveyed to Dylan Custom Mixing by deed of record as Instrument Number 200003010020164, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin (old) in the northerly line of said Dylan Custom Mixing property, said pin being S 48° 27' 54" W, 354.00 feet from the westerly right-of-way line of Myatt Drive, said pin also being a northerly corner of property conveyed to Rivergate Partners by deed of record as Instrument Number 20020607-0069838, R.O.D.C.;

THENCE, along said Rivergate Partners property the following calls: S 40° 52' 07" E, 50.00 feet to a PK Nail (old), S 48° 27' 54" W, 408.18 feet to a PK Nail (old), S 66° 00' 45" W, 350.81 feet to an iron pin (old), S 24° 26' 04" E, 1428.04 feet to a PK Nail (old), N 65° 33' 43" E, 836.63 feet to an iron pin (old), S 53° 20' 27" E, 494.63 feet to an iron pin (old), in the northerly right-of-way of Edenwold Road;

THENCE, along said right-of-way the following calls: S 29° 30' 51" W, 62.86 feet to an iron pin (old), S 41° 46' W, 41.00 feet to an iron pin (old), S 46 ° 25' 50" W, 87.33 feet to an iron pin (old), S 48° 56' 17" W, 200.06 feet to an iron pin (old), S 51° 39' 33" W, 200.05 feet to an iron pin (old), S 49° 44' 51" W, 100.77 feet to an iron pin (old), S 46° 04' 56" W, 89.97 feet to an iron pin (old), S 55° 25' W, 120.00 feet to an iron pin (old), S 84° 49' 19" W, 174.86 feet to an iron pin (old), N 23° 57' 37" W, 18.41 feet to an iron pin (old), in the southeasterly corner of Section Two, Armstrong Rubber Company of record in Plat Book 6050, Page 330, R.O.D.C.;

THENCE, along said Section Two, Armstrong Rubber Company the following calls: N 23° 57' 37" W, 372.52 feet to an iron pin (old), S 65° 42' 02" W, 242.09 feet to an iron pin (old), S 23° 26' 58" E, 297.36 feet to an iron pin (old), in the northerly right-of-way of Edenwold Road;

THENCE, along said right-of-way the following calls: with a curve to the right 36.65 feet to an iron pin (old), said curve having a central angle of 03° 53' 34", a radius of 539.42 feet, a tangent of 18.33 feet and a chord of S 88° 09' 00" W, 36.54 feet; N 89° 54' 22" W, 231.90 feet to an iron pin (old); with a curve to the right, 171.39 feet to an iron pin (old), said curve having a central angle of 14° 35' 19", a radius of 673.12 feet, a tangent of 86.16 feet and a chord of N 82° 36' 34" W, 170.93 feet; with a curve to the left 160.23 feet to an iron pin (old), said curve having a central angle of 23° 36' 48", a radius of 388.79 feet, a tangent of 81.27 and a chord of N 87° 07' 06" W, 159.10 feet; S 80° 59' 59" W, 115.73 feet to an iron pin (old); S 82° 43' 00" W, 167.82 feet to an iron pin (old);

THENCE, leaving said right-of-way the following calls: N 24° 45' 44" W, 1200.06 feet to an iron pin (old), N 20° 56' 00" E, 528.94 feet to an iron pin (old), N 22° 23' 52" E, 151.80 feet to an iron pin (old), N 66° 00' 45" E, 856.47 feet to an iron pin (old), N 48° 27' 54" E, 401.05 feet to the Point of beginning; containing 2,307,482 square feet, or 52.97 acres, more or less.

The above described panel is shown as Tract 2 on a survey by Barge, Waggoner, Sumner and Cannon, Inc., dated June 4, 2002 entitled ALTA/ACSM Land Title Survey and Division of Property.

Together with appurtenant easement established by Deed of Easement & Covenant Agreement, of record in Book 7537, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dylan Custom Mixing, L.L.C. by Pirelli Tire, L.L.C. of record in Instrument No. 200003010020164.