RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Reference: Deed Book 11116, page 429 in the Office of the Register of Deeds for DAVIDSON County, Tennessee.

County Property Assessor's property identification number:
MAP 117-2D, PARCEL 011.00CO - 7DA-92012 -
THIS INSTRUMENT PREPARED BY: William O'Callaghan - 404-881-7818
Alston + Bird, LLP
1201 W. Peachtree Street
Atlanta, GA. 30309

QUIT CLAIM DEED

THIS INDENTURE is made as of the 7th day of July, 2003, by and between BEAVER RUIN - ARC WAY, LTD., a Georgia limited partnership, having an address of 6200 The corners Parkway, Suite 250, Norcross, GA 30092, hereinafter referred to as "Grantor" and Susan M. Arnold, unmarried, hereinafter referred to as "Grantee".

W I T N E S S E T H

Grantor, for and in consideration of the sum of One Dollar ($1.00) cash and other good and valuable consideration to it and in hand paid by Grantee, the receipt of which is hereby acknowledged, has hereby granted, bargained, sold, remised, released and QUIT-CLAIMED, and does hereby grant, bargain, sell, remise, release, and QUIT-CLAIM unto Grantee, all of the right, title and interest of Grantor in that certain real property and premises described on Exhibit "A" attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining.

The preparer of this deed makes no representation as to the status of the title of the property described herein. This deed has been prepared solely from the information furnished to the preparer who makes no representation other than that it has been accurately transcribed from the information provided.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural as the case may demand.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its duly qualified representatives pursuant to proper authority as of the day, month and year first above written.

GRANTOR:
BEAVER RUIN - ARC WAY, LTD., a Georgia limited partnership

BY: _____
Leo F. Wells, III, general partner

BY: _____
Thomas A. Arnold, Jr., general partner

Davidson County DEEDQC
Recvd: 07/10/03 09:57 3pgs
Fees:17.00 Taxes:0.00
20030710-0095440

STATE OF GEORGIA)
) ss:
COUNTY OF GWINNETT)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, LEO F. WELLS, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be general partner of BEAVER RUIN - ARC WAY, LTD., a Georgia limited partnership, the within named bargainor, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at office this 7th day of July, 2003.

Martha Jean Cory
Notary Public

My commission expires:
06-24-04

MARTHA JEAN CORY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 24, 2004

STATE OF Georgia)
) ss:
COUNTY OF Gwinnett)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, THOMAS A. ARNOLD, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be general partner of BEAVER RUIN - ARC WAY, LTD., a Georgia limited partnership, the within named bargainor, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at office this 7th day of July, 2003.

Martha Jean Cory
Notary Public

My commission expires:
06-24-04

MARTHA JEAN CORY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 24, 2004

Name and Address of Property Owner and Person or Entity Responsible for Payment of Real Property Taxes:

Susan M. Arnold
2834 Cravey Trl. NW
Atlanta, Ga 30345

Property Address:

3031 Woodlawn Drive
Nashville, Tenn 37215

I hereby swear and affirm that the actual consideration or true value of the property received by Grantor herein, whichever is greater, is $0.00, the purpose of this instrument being to acknowledge that the Grantor named therein does not have any interest in the Property.

Affiant

Subscribed and sworn to before me this 7th day of July, 2003.

Martha Jean Cory
Notary Public

My Commission Expires:
06-24-04

MARTHA JEAN CORY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 24, 2004

EXHIBIT A
LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 11 on the Plan of Clairmont Condominiums, of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Beaver Ruin-Arc Way, Ltd by deed from Charles S. McClendon and Jonn M. Lown of record in Book 11116, page 429, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws of record in Book 7096, Page 940, Book 7108, page 98, Book 8263, page 703, Book 7096, page 948, Book 7117, page 70, and Book 7637, page 319, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor(s) herein.

The property conveyed herein is not the usual place of residence of the Grantors or their spouses.