2nd

This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell, & Berkowitz P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 12/22/03 09:25 5pgs
Fees:27.00 Taxes:0.00
20031222-0181607

# QUITCLAIM DEED

ADDRESS NEW OWNER:
Prime Kurtell Properties, LLC
1717 20th Street – Suite 105
Vero Beach, Florida 32960

SEND TAX BILLS TO:
same

MAP & PARCEL:
Map 142
Parcel 363

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For and in consideration of the sum of $10.00 cash in hand paid, **Kurtell Realty LLC**, (successor in interest to Kurmar Equity Capital, L.L.C.) a Florida limited liability company, hereinafter the Grantor, does hereby quitclaim and convey unto **Prime Kurtell Properties, LLC**, a Florida limited liability company, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)**

This is improved property known as 7640 Highway 70 South, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 2nd day of December, 2003.

**GRANTOR:**

Kurtell Realty LLC, a Florida limited liability company

By: _____
Kurt L. Wallach
Member

Title: _____
Marilyn G. Wallach
Member

STATE OF Florida

COUNTY OF Indian River

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Kurt L. Wallach and Marilyn G. Wallach**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge themselves to be Members of Kurtell Realty LLC, the within named bargainor, a Florida limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and seal, at office, in Vero Beach, Florida, this the 2nd day of December, 2003.

_____
Notary Public

My Commission Expires:

4-11-06

NANCY C. HANEY
MY COMMISSION # DD 095078
EXPIRES: April 12, 2006
Bonded Thru Notary Public Underwriters

STATE OF Florida

COUNTY OF Indian River

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

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2003.

Notary Public

My Commission Expires:

4-12-06

NANCY C. HANEY
MY COMMISSION # DD 095078
EXPIRES: April 12, 2006
Bonded Thru Notary Public Underwriters

**EXHIBIT "A"**

Land lying in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, and being the remaining portion of Lot 1, First Revision, Bellevue Center, and being the property of Baptist Hospital System, Inc., of record at Instrument No. 20011231-0144918, at the Register's Office for Davidson County, Tennessee, and being bound on the south by the northerly right-of-way line of S.R. 70 S., on the west by the U.B. Properties, L.L.C., property of record at Instrument No. 20000901-0086796, GAT Development Corporation property, of record in Deed Book 10305, page 549, Bellevue West Shopping Center, of record in Deed Book 9560, page 305, and Rechter-Davis Properties property, of record at Instrument No. 19991228-0307537, on the north by the excluded portion of Lot 1, First Revision, Bellevue Center, being the property of The Oasis Church, Inc. of record at Instrument No. 20020522-0062445, and on the east by the westerly line of a joint access easement, of record in Plat Book 7900, page 473, and being more particularly described as follows:

BEGINNING at a concrete monument found, being the southwesterly corner of the herein described tract and being the southeasterly corner of the U.B. Properties, L.L.C. property;

Thence, N 20 deg. 12' 18" E, 343.10' to a concrete monument found, being the northeasterly corner of the GAT Development Corporation property;

Thence, N 69 deg. 47' 42" W, 431.80' to a concrete monument found, being the southeasterly corner of the Rechter-Davis Properties property;

Thence, N 13 deg. 28' 59" E, 210.89' to a punch hole found in the top of curb;

Thence, with the tract division line, S 78 deg. 51' 55" E, 320.53' to an iron pin found;

Thence, S 69 deg. 36' 09" E, 209.85' to an iron pin found;

Thence, N 82 deg. 41' 02" E, 71.34' to an iron pin found in the westerly line of the joint access easement;

Thence, with a curve to the left, having a central angle of 07 deg. 01' 32", a radius of 963.18', chord bearing and distance S 10 deg. 15' 15" E, 118.03', along an arc length of 118.10' to a P.K. nail found;

Thence, with a curve to the right, having a central angle of 33 deg. 58' 16", a radius of 300.00', chord bearing and distance, S 03 deg. 13' 07" W, 175.28', along an arc length of 177.87', to an iron pin found;

Thence, S 20 deg. 12' 15" W, 380.82' to a P.K. nail found in the northerly right-of-way line of S.R. 70 S;

Thence, with said right-of-way line, N 69 deg. 48' 13" W, 175.00' to an iron pin found;

Thence, with said right-of-way line, North 20 deg. 12' 18" W, 14.00 feet to a concrete monument found;

Thence, N 69 deg. 47' 42" W, 68.75 feet to the POINT OF BEGINNING and containing 250,972 square feet or 5.761 acres, more or less, as shown by survey made by Michael R. Williams, Registered Land Surveyor, Tennessee License No. 1906, Hart Freeland Roberts, Inc., 7101 Executive Center Drive, Suite 300, Brentwood, Tennessee, dated November 1, 2002, bearing Job No. 2002094.

BEING the same property conveyed to Kurmar Equity Capital, LLC, a Florida limited liability company, by deed of record in Instrument No. 200212230158161, Register's Office for Davidson County, Tennessee. Kurmar Equity Capital, LLC is now known as Kurtell Realty LLC, a Florida limited liability company as evidenced by instrument of merger of record in Instrument No. 20031222-0181606, Register's Office for Davidson County, Tennessee.