This instrument prepared by:
Robert G. Holt, Esq.
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Davidson County DEEDQC
Recvd: 02/20/04 10:34 5pgs
Fees:27.00 Taxes:0.00
20040220-0019621

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rochester Twenty LLC c/o Sterling Trust Suite 1120 Two Ravinia Drive Atlanta, Georgia 30346 Attn: Robert J. Thiebaut	Rochester Twenty LLC c/o Sterling Trust Suite 1120 Two Ravinia Drive Atlanta, Georgia 30346 Attn: Robert J. Thiebaut	Map No. 104-04, Parcel 13

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **ROCHESTER SIX, L.P.**, a Georgia limited partnership ("Grantor"), does hereby transfer, remise, release, quitclaim, and convey unto **ROCHESTER TWENTY LLC**, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on **Exhibit "A"** attached hereto and incorporated herein:

This is improved property known as:
2000 Grand Avenue
Nashville, Tennessee

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever, subject to the matters set forth on **Exhibit "B"** attached hereto and incorporated herein.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13th day of February, 2004.

ROCHESTER SIX, L.P., a Georgia limited partnership

By: Roc Six, L.P. , a Georgia limited partnership, as its sole general partner

By: Goldroc Corp., a Georgia corporation, as its sole general partner

By: _____
Robert J. Thiebaut, President

(CORPORATE SEAL)

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Robert J. Thiebaut, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Goldroc Corp., a Georgia corporation, the sole general partner of Roc Six, L.P. , a Georgia limited partnership, the sole general partner of a Partner of Rochester Six, L.P., a Georgia limited partnership, the within named Grantor, and that he as President of Goldroc Corp., being duly authorized so to do, executed the foregoing instrument on behalf of Grantor for the purposes therein contained, by signing the name of the Grantor by said President by himself as such officer.

WITNESS my hand and official seal at office, this 13TH day of February, 2004.

Shefali A. Contractor
Notary Public

My Commission Expires:

MAY 5, 2007

NOTARY PUBLIC DEKALB CO., GEORGIA SHEFALI A. CONTRACTOR MY COMMISSION EXPIRES MAY 5 2007

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is Zero ($0.00).

ROBERT J. THIEBAUT, Affiant

Subscribed and sworn to before me this 13th day of February _____, 2004.

Shefali A. Contractor
Notary Public

My Commission Expires:

MAY 5, 2007

SHEFALI A. CONTRACT
MY COMMISSION EXPIRES
MAY
5
2007
DeKALB CO., GEORGIA
NOTARY PUBLIC

EXHIBIT "A"

PROPERTY DESCRIPTION

Being all of Lots 197, 198, 199 and 200 as shown on the Final Plat entitled "O.B. Hayes 2nd Addition" of record in Plan Book 1, Page 81, Register's Office for Davidson County, Tennessee.

Being a tract of land lying in the Nineteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, shown as Parcel 13 on Davidson County Property Map no. 104-4. Said tract being bounded on the north by Lewis Investments, Inc., on the east by Twentieth Avenue South (50-foot right-of-way), on the south by Grand Avenue (50-foot right-of-way), on the west by a 15-foot alley and being more particularly described as follows:

Beginning at an iron rod (new) lying at the intersection of the northerly right-of-way of Grand Avenue and the westerly right-of-way of Twentieth Avenue South, said iron rod (new) being the southeast corner of the herein described tract; thence,

With the northerly right-of-way of said Grand Avenue, North 82 degrees 32 minutes 22 seconds West, 150.00 feet to an iron rod (old), said iron rod (old) lying in the easterly right-of-way line of a 15-foot alley; thence,

Leaving said Grand Avenue, with said alley, North 07 degrees 01 minutes 11 seconds East, 199.17 feet to an iron rod (old), said iron rod (old) lying in the southerly line of property conveyed to Lewis Investments, Inc. of record in Deed Book 9052, Page 915, Register's Office for Davidson County, Tennessee (R.O.D.C.); thence,

With the southerly line of said Lewis Investments property, South 82 degrees 51 minutes 20 seconds East, 148.62 feet to an iron rod (old), said iron rod (old) lying in the westerly right-of-way line of Twentieth Avenue South; thence,

Leaving said Lewis Investments property, with the westerly right-of-way of said Twentieth Avenue South, South 06 degrees 37 minutes 36 seconds West, 200.00 feet to the Point of Beginning, containing 29,798 square feet or 0.684 acres, more or less, as calculated by the above described courses and distances.

Being all of the same property conveyed to Rochester Six, L.P. from Rochester Nashville, L.P. by Special Warranty Deed of record in Deed Book 9000, Page 883, Register's Office for Davidson County, Tennessee.

Said parcel being shown on that certain ALTA/ACSM Land Title Survey prepared for Rochester Six, L.P. by H & H Land Surveying, Inc., bearing the seal and certification of James G. Terry, Tennessee Registered Land Surveyor No. 2287, dated January 8, 2004, last revised February 4, 2004.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. The lien of general and special taxes for 2004 for the City of Nashville and Davidson County, for Tax Parcel No. 104-04-13.

2. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-509 and TCA 67-5-603, which have not been assessed and are not payable.

3. Terms and provisions of Lease from Rochester Six, L.P., to Contel Cellular of Nashville, Inc., dated June 6, 1995, as of record in Book 9743, Page 634, Register's Office, Davidson County, Tennessee.