THIS INSTRUMENT PREPARED BY
AND RETURN TO:
BOYD L. RHODES, JR.
WYATT TARRANT & COMBS, LLP
1715 AARON BRENNER DR., SUITE 800
MEMPHIS, TENNESSEE 38120

Davidson County DEEDQC
Recvd: 03/10/04 10:42 5pgs
Fees:28.00 Taxes:277.50
20040310-0027442

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT M. ROGERS and JOSEPH L. HARRISON (herein "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby quit claim and convey unto RMR INVESTMENT COMPANY, LLC, a Tennessee limited liability company (herein "Grantee"), all their right, title and interest in and to the following described real estate located in Davidson County, Tennessee:

(See Exhibit "A" Attached Hereto for Legal Description)

Being the property conveyed to Grantor by Warranty Deed of record in Book 7040, Page 297, in the Register's Office of Davidson County, Tennessee. Tax Parcel No.096-13-0 149.00

TOGETHER with all right, title and interest in and to all personal property located on said property and together with all contracts and other obligations of Grantor regarding the ownership and maintenance of any improvements on said property and all leases, including without limitation that certain Memorandum of Lease of record in Book 6785, Page 908, and Memorandum of Lease of record in Book 7068, Page 598, in the Register's Office of Davidson County, Tennessee. Grantee assumes and agrees to perform all of the aforesaid obligations.

Title to the aforedescribed real property is vested in Robert M. Rogers and Joseph L. Harrison. Carolyn T. Rogers, wife of Robert M. Rogers, for the consideration hereinafter expressed, joins herein for the purpose of conveying and confirming and does hereby convey and confirm unto Grantee, its heirs and assigns, all right, claims and interests of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including but not limited to homestead and the elective share of a surviving spouse as provided by the laws of the State of Tennessee, but the said Carolyn T. Rogers does not join in the covenants and warranties of this indenture.

Madelon J. Harrison, wife of Joseph L. Harrison, for the consideration hereinafter expressed, joins herein for the purpose of conveying and confirming and does hereby convey and confirm unto Grantee, its heirs and assigns, all right, claims and interests of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including but not limited to homestead and the elective share of a surviving spouse as provided by the laws of the State of Tennessee, but the said Madelon J. Harrison does not join in the covenants and warranties of this indenture.

The word Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed this 20th day of February, 2004. Counterpart execution is permitted.

Robert M. Rogers

Joseph L. Harrison

Carolyn T. Rogers

Madelon J. Harrison

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert M. Rogers, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of February, 2004.

Notary Public

My Commission Expires:

My Commission Expires: 10-26-2004

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolyn T. Rogers, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of February, 2004.

Notary Public

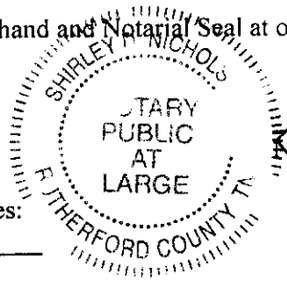
My Commission Expires:

My Commission Expires: 10-26-2004

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph L. Harrison, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of February, 2004.



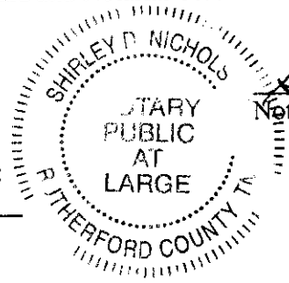
Shirley D. Nicholson
Notary Public

My Commission Expires:
June 17, 2007

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Madelon J. Harrison, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of February, 2004.



Shirley D. Nicholson
Notary Public

My Commission Expires:
June 17, 2007

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I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of February, 2004.

Notary Public

My Commission Expires:

My Commission Expires: 10-26-2004

Property Owner and Mail Tax
Bills To:
RMR Investment Company, LLC
530 Oak Court Drive
Suite 165
Memphis, TN 38117

Property Address:
517 Donelson Pike
Nashville, TN

Transfer Tax	$277.50
Register's Fee	1.00
Recording Fee	27.00
TOTAL	$305.50

479314.1

Exhibit "A"

A certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Beginning with an iron pin located in the eastern right of way margin of Donelson Pike, also being the southwesterly corner of the Billy E. Driver property as of record in Book 2998, Page 57; thence with the southerly line of the Billy E. Driver property North 85 degrees 46 minutes 35 seconds East 154.25 feet to a P.K. nail; thence South 04 degrees 05 minutes 05 seconds East 255.22 feet to an iron pin in the northerly right of way margin of Elm Hill Pike; thence with said margin and with a curve to the left having a radius of 1950.1 feet and a length of 47.60 feet to a point; thence North 73 degrees 59 minutes 19 seconds West 65.43 feet to an iron pin, the beginning of a curve to the right; thence with said curve having a radius of 78.0 feet and a length of 98.09 feet to an iron pin, the beginning of a curve to the left in the eastern right of way margin of Donelson Pike; thence with said margin and with a curve to the left having a radius of 3477.83 feet and a length of 139.90 feet to the point of beginning.