First American Title Insurance Company
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

PICK-UP

Davidson County DEEDQC
Recvd: 05/27/04 15:25 4pgs
Fees:22.00 Taxes:0.00
20040527-0062758

DOROTHY S. PITTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$350,000.00 -0-~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2004.

NOTARY PUBLIC

My Commission expires: 9-22-07

THIS INSTRUMENT PREPARED BY:

William L. Rosenberg, Attorney, 315 Deaderick Street Suite 2055 Nashville, TN 37238

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Vulcan Holdings, LLC	Same	133-05-0-065.00
(NAME)	(NAME)	
485 Allied Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quit Claim Deed

For and in consideration of One ($1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Manoochehr Bahiraei and wife, Sara Bahiraei**, by these presents does hereby quitclaim and convey unto **Vulcan Holdings, LLC**, its successors and assigns, all the undersigned's interest in the following described real property:

SEE EXHIBIT A ATTACHED HERERTO
AND INCORPORATED HEREIN BY REFERENCE

This is improved property known as 485 Allied Drive, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned ~~has~~ executed this instrument this 27 day of May, 2004.

M. Bahiraei
Manoochehr Bahiraei

Sara Bahiraei
Sara Bahiraei

INDIVIDUAL ACKNOWLEDGMENTS:

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
County of Davidson }

My Commission Expires

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Manoochehr Bahiraei, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of May, 2004.

My Commission expires:
9-22-07

Dorothy S. Potts
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sara Bahiraei, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of May, 2004.

My Commission expires:
9-22-07

Dorothy S. Potts
Notary Public

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Exhibit A

Beginning at an iron pin on the southerly margin of Allied Drive and the northeasterly corner of the Franklin National Bank property, as of record in Instrument No. 200211080137764, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, dated March 24, 2004, File No. 04044, as follows:

Thence, S 85 deg. 45 min. 30 sec. E, 193.13 feet to an iron pin;
Thence, with a curve to the right, having a central angle of 90 deg. 00 min. 00 sec., a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin;
Thence, S 04 deg. 14 min. 30 sec. W, 294.33 feet to an iron pin;
Thence, with a curve to the left, having a central angle of 29 deg. 27 min. 53 sec., a radius of 499.06 feet and an arc length of 256.64 feet to an iron pin;
Thence, N 04 deg. 14 min. 30 sec. E, 449.13 feet to the point of beginning, containing 80,891.96 square feet or 1.86 acres.

Being the same property conveyed to Manoochehr Bahiraei and wife, Sara Bahiraei by Successor Trustee's Deed from J. Bryan Echols, Successor Trustee of record in Instrument No. 20021105-0135861, Register's Office for Davidson County, Tennessee.

Exhibit B

1. All matters as shown on the palt of record in Plat Book 4060, page 196, Register's Office for Davidson County, Tennessee.

2. Taxes for the year 2004, a lien, not yet due and payable.

3. Easement(s) of record in Book 5844, page 805, Register's Office for Davidson County, Tennessee.

4. The survey prepared by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, dated March 24, 2004, File No. 04044, shows the following:

    a) Encroachment by an air conditioning unit across the westerly boundary of the land
    b) Encroachment of a louver across the westerly boundary of the land
    c) Encroachment of a concrete pad across the westerly boundary of the land
    d) Encroachment of a chainlink fence across the westerly boundary of the land
    e) A railroad spur track crossing the land near the southeasternmost corner
    f) Two 5 by 25 foot utility anchor easements at the northerly boundary of the land near its northernmost corner
    g) An overhead power line running along the easterly boundary of the land