Davidson County DEEDQC
Recvd: 06/08/04 13:58 4pgs
Fees:22.00 Taxes:0.00
20040608-0067797

Address New Owner:	Send Tax Bills To	Map-Parcel Numbers:
SC Capital, LLC CPI-Realty, L.P. Smith Realty Interests, L.P. c/o Scott Fendley 5200 Virginia Way, Suite 100 Brentwood, Tennessee 37027	Same	Map 163, Part of Parcels 026 and 145 Map 174, Parcel 208
This instrument was prepared by Perrone & Young, 109 Westpark Drive, Suite 330 Brentwood, Tennessee, 37027 (PRY)		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **SC REALTY CAPITAL, L.P.**, a Tennessee limited partnership (the "Grantor," formerly known as TSC Realty Capital, L.P., having changed its name to SC Realty Capital, L.P. pursuant to that certain Amendment to the Certificate of Limited Partnership of TSC Realty Capital, L.P. filed as Instrument No. 20021211-0152966 in the Register's Office for Davidson County, Tennessee), by these presents hereby sells, assigns, and quitclaims to **SC CAPITAL, LLC**, a Tennessee limited liability company ("SC Capital"), a nine and one hundred seventy-four one thousandths percent (9.174%) undivided interest, **CPI-REALTY, L.P.**, a Tennessee limited partnership ("CPI Realty"), a forty-five and four hundred thirteen one thousandths percent (45.413%) undivided interest, and **SMITH REALTY INTERESTS, LP**, a Tennessee limited partnership ("Smith Realty"), a forty-five and four hundred thirteen one thousandths percent (45.413%) undivided interest (SC Capital, CPI Realty and Smith Realty herein collectively referred to as the "Grantees"), as tenants common, Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 27th day of May 2004.

Notary Public

My Commission expires: 2-20-06

REBECCA L CAREY
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TN

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of May 2004.

SC REALTY CAPITAL, L.P., a Tennessee limited partnership

By: SC Capital, LLC, a Tennessee limited liability company, its General Partner

By:_____
Thomas S. Smith, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and or the State and County aforesaid, personally appeared Thomas S. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chief Manager of SC Capital, LLC, the general partner of SC Realty Capital, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager as the general partner of SC Realty Capital, L.P.

Witness my hand and seal, at office in Brentwood, Williamson County, Tennessee, this the 27th day of May 2003.

PATRICIA A. BROOKING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 6-3-06

EXHIBIT A

TRACT 10:

Being a tract of land lying in Davidson County, Tennessee and being more particularly bounded and described as follows:

Commencing at a point in the intersection of the westerly right-of-way line of Old Franklin Road and the southerly right-of-way line of CSX Railroad;

Thence with the southerly right-of-way line of CSX Railroad, North 66 deg. 29 min. 05 sec. West, 759.73 feet to a point in the southerly right-of-way line of CSX Railroad, being the true point of beginning;

Thence leaving the southerly right-of-way line of CSX Railroad with a severance line through the property of TSC Crossings V, L.P., of record in instrument no. 20001229-0127382, Register's Office for Davidson County, Tennessee, South 48 deg. 59 min. 39 sec. West, 835.04 feet to a point in the northerly easement line of a detention pond easement, of record in Book 10095, Page 208, Register's Office for Davidson County, Tennessee;

Thence with the northerly easement line of said detention pond for the following six calls:

North 11 deg. 44 min. 34 sec. West, 44.96 feet to a point,

North 62 deg. 46 min. 14 sec. West, 152.43 feet to a point,

North 54 deg. 43 min. 40 sec. West, 268.29 feet to a point,

North 60 deg. 33 min. 49 sec. West, 81.43 feet to a point,

North 80 deg. 08 min. 15 sec. West, 40.05 feet to a point,

South 43 deg. 34 min. 00 sec. West, 48.15 feet to a point in the easterly property line of TSC Crossings V, L.P., of record in instrument no. 20001229-0127379, Register's Office for Davidson County, Tennessee;

Thence with the property line of said TSC Crossings V, L.P., of record in instrument no. 20001229-0127379, Register's Office for Davidson County, Tennessee, for the following three calls:

North 15 deg. 07 min. 46 sec. East, 92.28 feet to a point,

North 80 deg. 38 min. 49 sec. West, 348.32 feet to a point,

South 64 deg. 53 min. 20 sec. West, 351.40 feet to a point;

Thence with a severance line through the property of TSC Crossings V, L.P., North 25 deg. 06 min. 40 sec. West, 144.16 feet to a point in the easterly property line of Hickory Hollow, Limited, as of record in Book 7034, Page 488, Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Hickory Hollow, Limited for the following three calls:

North 21 deg. 38 min. 46 sec. East, 290.85 feet to a point,

North 23 deg. 18 min. 40 sec. East, 254.28 feet to a point,

North 19 deg. 48 min. 36 sec. East, 198.92 feet to a point in the southerly property line of a detention pond, not of record but part of the property conveyed to TSC Crossings V, L.P., of record in instrument no. 20001229-0127382, Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said detention pond, South 66 deg. 29 min. 05 sec. East, 1416.56 feet to a point;

Thence with the easterly property line of said detention pond North 23 deg. 30 min. 55 sec. East, 140.00 feet to a point in the southerly right-of-way line of CSX Railroad;

Thence with the southerly right-of-way line of said CSX Railroad, South 66 deg. 29 min. 05 sec. East, 231.40 feet to the point of beginning, containing 873,814 square feet, or 20.06 acres, more or less.

Being the same property conveyed to TSC Realty Capital, L.P., now known as SC Realty Capital, L.P., by deed of record as Instrument Number 20021205-0149814, Register's Office for Davidson County, Tennessee.

Together with the easements contained in that certain Easement Agreement of record in Instrument Number 20021205-0149815, Register's Office for Davidson County, Tennessee.

LOT 4A:

Being Lot 4A of the Resubdivision of Lot 4 of the Crossings at Hickory Hollow, Phase III, of record in Plat Book 11700, Page 35, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TSC Realty Capital, L.P., now known as SC Realty Capital, L.P., by deed of record in Instrument 20021205-0149813, Register's Office for Davidson County, Tennessee.