Davidson County DEEDQC
Recvd: 03/18/05 13:13 5 pgs
Fees:27.00 Taxes:0.00
20050318-0030041

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| CRABTREE FAMILY PARK PLACE, LLC<br>c/o Brookside Properties, Inc.<br>2002 Richard Jones Road<br>Suite 200-A<br>Nashville, Tennessee 37215 | 104-3-26<br>104-2-396<br>104-2-398<br>104-2-399 | c/o Brookside Properties, Inc.<br>2002 Richard Jones Road<br>Suite 200-A<br>Nashville, Tennessee 37215 |

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

# 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, HSW PARTNERSHIP, a Tennessee general partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to CRABTREE FAMILY PARK PLACE, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, an undivided six and five hundred ninety-three ten thousandths percent (6.593%) fee simple interest in 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").

This is improved property known as Park Place Shopping Center, Nashville, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 2005.

Notary Public
My Commission Expires: 11/26/05

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 18th day of March, 2005.

HSW PARTNERSHIP, a Tennessee general partnership
By: 2817 West End Avenue, a Tennessee general partnership, General Partner

By: _____
Ted Welch, Managing General Partner

By: _____
James W. Ayers, General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, R. CLAYBOURNE PETREY, JR. the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ted Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of 2817 West End Avenue, the within named bargainor, a Tennessee general partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing General Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of March, 2005.

_____
Notary Public

My Commission Expires:

_____

R. CLAYBOURNE PETREY, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 21, 2007

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, R. Claybourne Petrey, Jr., the undersigned, a Notary Public in and for said County and State, the within named James W. Ayers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of March 2005.

R. Claybourne Petrey, Jr.
Notary Public

My Commission Expires:

R. CLAYBOURNE PETREY, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 21, 2007

**EXHIBIT A**

**LEGAL DESCRIPTION**

Tracts I and II

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of West End Home for Ladies Subdivision, 2nd revision, of record in plat book 6050, page 32, and parts of lots 2 and 7 with lot 3 and part of a closed alley from Williams Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in plat book 161, page 77 at the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a new chiseled "X" at the intersection of the easterly right-of-way line of 29th Avenue South, 40' in width, and the southerly right-of-way line of West End Avenue;

Thence leaving the easterly right-of-way line of 29th Avenue South with the southerly right-of-way line of West End Avenue for the following three calls:

1) North 43 deg 21 min 43 sec East, 75.38 feet to an iron rod set;

2) North 43 deg 58 min 17 sec East, 63.83 feet to an existing iron rod;

3) With a curve to the right having a radius of 1477.64 feet, a curve length of 278.70 feet, a central angle of 10 deg 48 min 23 sec, and a chord bearing and distance of North 50 deg 37 min 28 sec East, 278.28 feet to a "pk" nail set at a corner common with the property of Sara(LE) and Randy and Princess Tate, of record in Will Book 3376, page 621711;

Thence leaving the southerly right-of-way line of West End Avenue with the westerly line of said Sara(LE) Tate, South 31 deg 56 min 05 sec East, 363.60 feet to an existing iron rod at a corner common with the property of The University of Vanderbilt of record in deed instrument no. 20021021-0128760, at the Register's office for Davidson County, Tennessee;

Thence with the northerly line of said Vanderbilt, South 57 deg 51 min 02 sec West, 64.69 feet to an existing iron rod;

Thence with the westerly line of said Vanderbilt, South 31 deg 46 min 12 sec East, 16.00 feet to an existing iron rod at the northeast corner of Reserve Parcel "A" of record in plat book 6050, page 32 at the Register's office for Davidson County, Tennessee;

Thence with the northerly line of said Reserve Parcel "A", South 58 deg 22 min 33 sec West, 201.25 feet to an existing railroad spike on the easterly right-of-way line of Alley No. 915, 10 feet in width;

Thence with the easterly right-of-way line of said Alley No. 915, North 31 deg 51 min 27 sec West, 115.09 feet to a pk nail set at the intersection of the easterly right-of-way line of said Alley No. 915 and the northerly right-of-way line of Alley No. 912, 10 feet in width;

Thence leaving the easterly right-of-way line of said Alley No. 915 with the northerly right-of-way line of said Alley No. 912, South 58 deg 49 min 19 sec West, 145.07 feet to a new chiseled "X" in the easterly right-of-way line of said 29th Avenue South;

Thence leaving the northerly right-of-way of Alley No. 912, with the easterly right-of-way of 29th Avenue South, North 31 deg 53 min 49 sec West, 191.03 feet to the point of beginning, containing 126,869 square feet or 2.912 acres more or less.

Being the same property conveyed to HSW Partnership of record in Book 6182, page 910 and Book 6137, page 708 corrected in Book 6313, page 332, and the same property conveyed to HSW Partnership of record in Book 6675, page 388, at the Register's office for Davidson County, Tennessee;

Tracts III and IV

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 8 and 9, on Williams Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in plat book 161, page 77 at the Register's office for Davidson County, Tennessee;

Beginning at a pk nail set at the intersection of the easterly right-of-way line of 29th Avenue South and the southerly right-of-way line of Alley No. 912;

Thence leaving the easterly right-of-way line of 29th Avenue South with the southerly right-of-way line of Alley No. 912, North 58 deg 49 min 19 sec East, 135.06 feet to an existing railroad spike at the intersection of the southerly right-of-way line of Alley No. 912, and the westerly right-of-way line of Alley No. 915;

Thence leaving the southerly right-of-way line of Alley No. 912 with the westerly right-of-way line of Alley No. 915, South 31 deg 51 min 27 sec East, 100.04 feet to an existing railroad spike at a corner common with the property conveyed to Old Womans Home and HSW Partnership, of record in deed book 6137, page 708 at the Register's office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley No. 915 with the northerly line of Old Womans Home and HSW Partnership, South 58 deg 49 min 19 sec West, 134.99 feet to an existing iron rod on the easterly right-of-way line of 29th Avenue South;

Thence with the easterly right-of-way line of 29th Avenue South, North 31 deg 53 min 49 sec West, 100.04 feet to the point of beginning, containing 13,507 square feet or 0.310 acres more or less.

Being the same property conveyed to HSW Partnership in deed book 6399, page 400 and in deed book 6473, page 139 at the Register's office for Davidson County, Tennessee.