Davidson County DEEDQC
Recvd: 06/17/05 14:53 4 pg:
Fees:22.00 Taxes:0.00
20050617-0069678

QUITCLAIM DEED

FROM: Highwoods 3322, LLC, a Delaware limited liability company, Grantor

TO: Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership, Grantee

This instrument was prepared by:
J. Bryan Echols, Esq.
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Highwoods/Tennessee Holdings, L.P. c/o Highwoods Properties 2120 West End Avenue, Suite 100 Nashville, Tennessee 37203	Same	104-6-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00)

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of June, 2005.

SHARON L. WALL NOTARY PUBLIC WAKE COUNTY, NC

Notary Public

My Commission Expires: Sept. 8, 2007

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Highwoods 3322, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated

herein by this reference, together with all plants, shrubs and trees located thereon, and together with all rights, ways and easements appurtenant thereto, including, without limitation, all of Seller's right, title and interest in and to the land underlying, the air space overlying and any public or private ways or streets crossing or abutting said real estate (collectively, the "Land"), and all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (the "Property").

The Property is improved property known as 3322 West End Avenue, Nashville, Tennessee 37203.

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

Witness my hand this 9th day of June, 2005.

GRANTOR:

HIGHWOODS 3322, LLC, a Delaware limited liability company

By: Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership, its sole member

By: Highwoods/Tennessee Properties, Inc., a Tennessee corporation, its sole general partner

By: _____

Print Name: Mack D. Pridgen III

Title: Vice President

STATE OF North Carolina)

COUNTY OF Wake)

Before me, Sharon L. Wall, a Notary Public of said County and State, personally appeared Mark D. Pridgen III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of HIGHWOODS/TENNESSEE PROPERTIES, INC., a corporation, the sole general partner of HIGHWOODS/TENNESSEE HOLDINGS, L.P., the sole member of HIGHWOODS 3322, LLC, the within named bargainor, a limited liability company, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the sole general partner of the sole member of the company.

Witness my hand and seal, at Office in Raleigh NC, this 9th day of June, 2005.

Sharon L. Wall
Notary Public

My Commission Expires: Sept. 8, 2009

SHARON L. WALL NOTARY PUBLIC WAKE COUNTY, NC

EXHIBIT A

Property Description

Land lying in Davidson County, Tennessee and being Lot 4 as shown on the plan of West End Park, as of record in Plat Book 161, page 47, Register's Office for Davidson County, being more particularly described as follows:

Beginning at an iron rod found lying in the northerly margin of Park Drive; being the southerly most corner of the Park Road Condominium property of record in Plat Book 5200, page 390, and the easterly most corner of the herein described property;

Thence along the northerly margin of Park Drive with a curve to the right having a central angle of 45°10'09", a radius of 135.20 feet, an arc length of 106.59, and a chord bearing distance of South 59°34'57" West, 103.85 feet to a P.K. nail found being the point of compound curvature;

Thence with a curve to the right having a central angle of 15°00'59", a radius of 522.50 feet, an arc length of 136.94 feet , and a chord bearing and distance of South 89°40'30" West, 136.55 feet to a punch hole found in concrete curb;

Thence North 82°49'00" West, 196.80 feet to a railroad spike found being a corner common to Darlene B. Ginsberg et al. of record in Deed Book 7090, page 296;

Thence leaving the aforementioned northerly margin with Ginsberg North 42°34'45" East, 305.80 feet to an iron rod found in the easterly line of Fairmont Square 1 Condominium of record in Plat Book 6250, page 310, and in the westerly line of the aforementioned Park Road Condominium; thence with the Park Road Condominium property South 47°30'38" East, 290.81 feet to the point of beginning, containing 57,143 square feet or 1.31 acres, more or less.

The above description as obtained from to an ALTA/ACSM Land Title Survey prepared by Ronald W. Ferguson of Gresham, Smith and Partners, 511 Union Street, Nashville, Tennessee 37219, RLS # 1972, dated 16 September, 1999, as last revised September 30, 1999, File 8254alta2.dgn.

Being the same property conveyed to Highwoods 3322, LLC by deed from Triad Properties Holdings – West End, L.L.C., a Tennessee limited liability company, of record in Book 11696, page 889, Register's Office for Davidson County, Tennessee.