Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
LUI Nashville Demonbreun Street, LLC 5 Greenway Plaza, Suite 1300 Houston, TX 77046	Map 093-09-0 Parcel Nos. 203.00, 204.00, 205.00, 206.00 and 207.00	Same
This instrument prepared by: Waller Lansden Dortch & Davis, PLLC (CBR) 511 Union Street, Suite 2700 Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MUSIC ROW PROPERTIES, L.P.**, a Tennessee limited partnership (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **LUI NASHVILLE DEMONBREUN STREET, LLC**, a Delaware limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 112 and 118 16th Avenue South, and 1529, 1531 and 1533 McGavock Street, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no representations or warranties whatsoever with regard to the Property or Grantor's interest therein.

Davidson County DEEDQC
Recvd: 11/08/05 13:57 5 pgs
Fees:27.00 Taxes:0.00
20051108-0135480

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the 7th day of November, 2005.

MUSIC ROW PROPERTIES, L.P.

By: Caden Holdings, LLC, a Tennessee limited liability company, its general partner

By: _____
James W. Caden, Jr.,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named James W. Caden, Jr., 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 Chief Manager of Caden Holdings, LLC, a Tennessee limited liability company, the general partner of MUSIC ROW PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the general partner, in his capacity as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, the 7th day of November, 2005.

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

_____
Notary Public

My Commission Expires: 3-25-06

1148837.4
Music Row

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

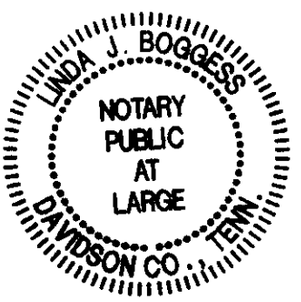
The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 14th day of November, 2005.

Notary Public

My Commission Expires: 2-25-06



1148837.4
Music Row

EXHIBIT A

Property Description

TRACT C

LAND LYING IN THE NINETEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MUSIC ROW PROPERTIES, L.P. OF RECORD IN DEED BOOK 11067, PAGE 105, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN MAG NAIL (SET) AT THE INTERSECTION OF THE EASTERLY MARGIN OF 16TH AVENUE SOUTH (R.O.W. 49.5') AND THE SOUTHERLY MARGIN OF MCGAVOCK STREET (R.O.W. 49.5');

THENCE, WITH THE SOUTHERLY MARGIN OF MCGAVOCK STREET (R.O.W. 49.5') NORTH 62°39'58" EAST, A DISTANCE OF 268.00 FEET TO AN IRON PIN (SET);

THENCE, LEAVING SAID MARGIN AND WITH THE WESTERLY LINE OF CINCO OF RECORD IN DEED BOOK 5792, PAGE 238, R.O.D.C. SOUTH 27°16'52" EAST, A DISTANCE OF 166.00 FEET TO A EXISTING IRON PIN;

THENCE, WITH THE NORTHERLY MARGIN OF ALLEY NO. 235 (R.O.W. 12') SOUTH 62°39'58" WEST, A DISTANCE OF 268.00 FEET TO A MAG NAIL (SET) IN THE EASTERLY MARGIN OF 16TH AVENUE SOUTH;

THENCE, WITH THE EASTERLY MARGIN OF 16TH AVENUE SOUTH (R.O.W. 49.5') NORTH 27°16'52" WEST, A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,490 SQUARE FEET OR 1.02 ACRES, MORE OR LESS, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

TRACT D

LAND LYING IN THE NINETEENTH COUNCILMATIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MUSIC ROW PROPERTIES, LP OF RECORD IN DEED BOOK 11067, PAGE 105, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL (SET) AT THE INTERSECTION OF THE EASTERLY MARGIN OF 16TH AVENUE SOUTH (R.O.W. 49.5') AND THE SOUTHERLY MARGIN OF ALLEY NO. 235 AND ALSO BEING THE NORTHWESTERLY CORNER OF THE HEREON DESCRIBED TRACT:

THENCE, WITH THE SOUTHERLY MARGIN OF ALLEY NO. 235 (R.O.W. 12') NORTH 62°32'55" EAST, A DISTANCE OF 228.00 FEET TO A MAG NAIL (SET);

THENCE, SOUTH 27°16'17" EAST, A DISTANCE OF 166.00 FEET TO A MAG NAIL (SET) IN THE NORTHERLY MARGIN OF DEMONBREUN STREET (R.O.W. VARIES);

THENCE, WITH THE NORTHERLY MARGIN OF DEMONBREUN STREET (R.O.W. VARIES) SOUTH 62°32'55" WEST, A DISTANCE OF 69.75 FEET TO A MAG NAIL (SET);

THENCE, LEAVING SAID MARGIN AND WITH THE EASTERLY LINE OF THE LIN FAMILY LIMITED PARTNERSHIP OF RECORD IN DEED BOOK 11274, PAGE 95, R.O.D.C. NORTH 27°29'45" WEST, A DISTANCE OF 83.32 FEET TO THE CORNER OF BUILDING;

THENCE, ALONG A BUILDING AND THE NORTHERLY LINE OF THE LIN FAMILY LIMITED PARTNERSHIP SOUTH 62°33'52" WEST, A DISTANCE OF 157.89 FEET TO A MAG NAIL SET IN THE EASTERLY MARGIN OF 16TH AVE. SOUTH (49.5' R.O.W.);

THENCE, WITH THE EASTERLY MARGIN OF 16TH AVE. SOUTH (R.O.W. 49.5') NORTH 27°17'35" WEST, A DISTANCE OF 82.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,605 SQUARE FEET OR 0.56 ACRES, MORE OR LESS, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

Being the same property conveyed to LUI NASHVILLE DEMONBREUN STREET, LLC, a Delaware limited liability company, by deed from MUSIC ROW PROPERTIES, L.P., a Tennessee limited partnership, of record as Instrument No. 20051108-0135479 _____, Register's Office for Davidson County, Tennessee.