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QUITCLAIM DEED

FROM: Nashville Urban Partners 2004, LLC,
a Delaware limited liability company,
Grantor

This instrument was prepared by: M.
Robert N. Buchanan III/Return to Hinchion
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

TO: Nashville Urban Partners 2005, LLC,
a Tennessee limited liability company,
Grantee

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
Nashville Urban Partners 2005, LLC c/o Marketstreet Equities Co. 138 Second Avenue North Suite 300 Nashville, TN 37201	same	Map 93-13 parcels 121 and 543

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero and no/100 Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 20th day of December, 2005.

COLLEEN FAIRLEY
DAVIDSON COUNTY, TENN.
LA.

Notary Public

My Commission Expires: 5/24/08

COLLEEN FAIRLEY
Notary Public At Large
State of Tennessee
Davidson County
My Commission Expires
May 24, 2008

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) the receipt and sufficiency of which are hereby acknowledged, Nashville Urban Partners 2004, LLC, a Delaware limited liability company (the "Grantor"), does hereby quitclaim and convey unto Nashville Urban Partners 2005, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to 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 (the "Property").

10716N:040378:653254:1:NASHVILLE

Davidson County DEEDQC
Recvd: 12/21/05 11:55 4 pgs
Fees:22.00 Taxes:0.00

20051221-0152888

The Property is improved property known as 915 Division Street and 600 Twelfth Avenue South, Nashville, Tennessee. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 20 day of December, 2005.

NASHVILLE URBAN PARTNERS 2004, LLC

By: _____
Joseph N. Barker
Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Colleen Fairley, a Notary Public of said County and State, personally appeared Joseph N. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be manager (or other officer authorized to execute the instrument) of Nashville Urban Partners 2004, LLC, the within named bargainor, a Delaware limited liability company, and that he as such manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 20th day of December, 2005.

Colleen Fairley
Notary Public

My Commission Expires: 5/24/08

COLLEEN FAIRLEY
Notary Public At Large
State of Tennessee
Davidson County
My Commission Expires
May 24, 2008

COLLEEN FAIRLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

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

Beginning at an "X" in concrete, at the intersection with the northerly right-of-way line of Division Street, 60 feet in width, and the westerly right-of-way line of Magazine Street, 50 feet in width;

Thence leaving the westerly right-of-way line of Magazine Street with the northerly right-of-way line of Division Street, North 82 deg 24 min 23 sec West, 270.83 feet to a point, at the intersection with the easterly right-of-way line of 12th Avenue South, 80 feet in width;

Thence leaving the northerly right-of-way line of Division Street, with the easterly right-of-way line of 12th Avenue South, with a curve to the right, along an arc length of 39.20 feet, the central angle of which is 89 deg 50 min 39 sec, the radius of which his 25.00 feet, the chord of which is North 37 deg 29 min 03 sec West, 35.31 feet to a point;

Thence North 07 deg 26 min 16 sec East, 188.07 feet to a point;

Thence North 82 deg 33 min 44 sec West, 6.00 feet to a point;

Thence North 04 deg 44 min 08 sec East, 34.16 feet to a point, at the intersection with the 11th Avenue South Industrial Boulevard, width varies;

Thence leaving the easterly right-of-way line of 12th Avenue South, with the easterly right-of-way line of 11th Avenue South Industrial Boulevard, with a curve to the right, along an arc length of 65.64 feet, the central angle of which is 22 deg 15 min 10 sec, the radius of which is 169.00 feet, the chord of which is North 30 deg 14 min 48 sec East, 65.23 feet to a point;

Thence with a curve to the left, along an arc length of 91.63 feet, the central angle of which is 10 deg 54 min 52 sec, the radius of which is 481.00 feet, the chord of which is North 35 deg 54 min 57 sec East, 91.49 feet to a point, at a corner common with the property of Metro Government of Nashville and Davidson County being Lot 9 of Lunatic Asylum Plan as of record in Plat Book 21, page 117, Register's Office for Davidson County, Tennessee, and being the same property condemned by the City of Nashville (Metro Government of Nashville and Davidson County is the successor to the City of Nashville) on October 11, 1899, as evidenced by the final decree of the Davidson County Chancery Court in Docket No. 22885, Minute Book 61, page 331;

Thence leaving the easterly right-of-way line of 11th Avenue South Industrial Extension, with the southerly property line of Metro Government, South 82 deg 16 min 48 sec East, 74.44 feet to an existing iron rod, at a corner common with the property of C. Mark Carver, Trustee, as of record in Instrument Number: 20000822-0083155, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of C. Mark Carver, Trustee, South 07 deg 28 min 05 sec West, 50.00 feet to a point;

Thence with the southerly property line of C. Mark Carver, Trustee, South 82 deg 31 min 10 sec East, 157.19 feet to an existing iron rod, in the westerly right-of-way line of Magazine Street;

Thence with the westerly right-of-way line of Magazine Street, South 06 deg 57 min 06 sec West, 338.00 feet to the POINT OF BEGINNING. Containing 102,836 square feet or 2.361 acres more or less.

Tract 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Section Sixty-Five Edgehill Estates, as of record in Plat Book 4460, Page 159, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the southerly right-of-way line of Division Street, 60 feet in width, at a corner common with the property of John W. Griffin, as of record in Instrument Number: 20031105-0162505, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Division Street, with the westerly property line of John W. Griffin, South 07 deg 30 min 18 sec West, 342.61 feet to an existing iron rod in the northerly right-of-way line of Interstate 40;

Thence with the northerly right-of-way line of Interstate 40, North 64 deg 59 min 58 sec West, 111.75 feet to an existing right-of-way monument;

Thence North 63 deg 19 min 06 sec West, 98.96 feet to an existing iron rod, at a corner common with the property of 12th & Division Properties, LLC, as of record in Instrument Number: 20040506-0052096, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Interstate 40, with the easterly property line of 12th & Division Properties, LLC, North 07 deg 33 min 04 sec East, 276.82 feet to an existing iron rod in the southerly right-of-way line of Division Street;

Thence with the southerly right-of-way line of Division Street, South 82 deg 24 min 23 sec East, 199.82 feet to the POINT OF BEGINNING. Containing 62,088 square feet or 1.425 acres more or less.

Both Tracts having been conveyed to Nashville Urban Partners 2004, LLC by deed from Bellsouth Telecommunications, Inc. of record as Instrument 20050527-0060184, Register's Office for Davidson County, Tennessee.