THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County Box 14-A
File No. 17685-6A
Map 082-06-0,
Parcel 069.00

ADDRESS NEW OWNER AS FOLLOWS:
700 Cowan Don, LLC/700 Cowan Tom, LLC
c/o Monroe Asset Management LLC
30 West Monroe, Suite 1000
Chicago, IL 60603

SEND TAX BILLS TO:
New Owner

Davidson County DEEDQC
Recvd: 12/28/05 12:40 4 pgs
Fees:22.00 Taxes:0.00
20051228-0155284

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, 700 Cowan L.P., a Tennessee limited partnership, hereinafter called the "Grantor", by these presents does hereby quitclaim and convey unto 700 Cowan Don LLC, an Illinois limited liability company, its successors and/or assigns, an undivided sixty (60%) interest, and unto 700 Cowan Tom LLC, an Illinois limited liability company, its successors and/or assigns, an undivided forty (40%) interest, both entities hereinafter collectively called the "Grantees", in that certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

> The real property described in Exhibit "A" attached hereto and made a part hereof, said description being taken from a prior deed recorded as Instrument No. 20050603-0063736, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to 700 Cowan L.P., a Tennessee limited partnership, by Special Warranty Deed from Realty Southwest Limited Partnership, a Nevada limited partnership, of record as Instrument No. 20050603-0063736, Register's Office for Davidson County, Tennessee.

This conveyance is made for the sole purpose of winding up the business affairs, dissolving the limited partnership and distributing the sole asset of the Grantor to its limited partners, being 700 Cowan Don LLC, an Illinois limited liability company, with an undivided sixty (60%) interest in said property, and 700 Cowan Tom LLC, an Illinois limited liability company, with an undivided forty (40%) interest in said property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

THIS is improved commercial property being generally known as: 700 Cowan Street, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized general partner effective as of the 31st day of October, 2005.

700 Cowan L.P.
a Tennessee limited partnership

By: 700 Cowan GP LLC
an Illinois limited liability company, its General Partner

By: Monroe Asset Management LLC
an Illinois limited liability company, its Manager

By: _____
Thomas R. Brashler, Manager

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Thomas R. Brashler, 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 of Monroe Asset Management LLC, an Illinois limited liability company ("Monroe"), and who further acknowledged Monroe to be Manager of 700 Cowan GP LLC, an Illinois limited liability company, the General Partner of 700 Cowan L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of Monroe by himself as such Manager, Monroe signing as Manager of 700 Cowan GP LLC, the General Partner of 700 Cowan L.P.

Witness my hand and official on this the 21st day of December, 2005.

_____
Notary Public
My Commission Expires: 2/24/2009

Official Seal
Michael Schertler
Notary Public State of Illinois
My Commission Expires 02/24/2009

STATE OF ILLINOIS)
COUNTY OF COOK)

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

Affiant DONALD V. ALLEN

Subscribed and sworn to before me this the 21st day of December, 2005.

Notary Public
My Commission Expires: 2/24/2009

Official Seal
Michael Schertler
Notary Public State of Illinois
My Commission Expires 02/24/2009

EXHIBIT "A"

Legal Description

Being land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Cowan Street and Cowan Court, and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the southerly right-of-way line of Cowan Court and the westerly right-of-way line of Cowan Street, said point being the northeasterly corner of the herein described parcel;

THENCE, with said westerly right-of-way line of Cowan Street, South 09° 41' 30" East, 652.88 feet to an iron pin;

THENCE, continuing with said westerly right-of-way line with a curve to the left, 156.58 feet to an iron pin, said curve having a central angle of 17° 37' 07", a radius of 509.21 feet, a tangent of 78.91 feet and a chord of South 18° 32' 13" East, 155.97 feet;

THENCE, leaving said westerly right-of-way line with the northerly line of the property conveyed to Cargill, Inc., by deed of record in Book 6096, page 851, Register's Office for Davidson County, Tennessee, North 83° 03' 02" West, 591.87 feet to a P.K. Nail (set);

THENCE, with an easterly line of said Cargill property and the easterly line of property conveyed to Advance Plating, Inc. by deed of record in Book 10785, page 34, Register's Office for Davidson County, Tennessee, North 09° 42' 07" West, 800.18 feet to an iron pin in the southerly right-of-way line of Cowan Court;

THENCE, with said southerly right-of-way line, South 83° 01' 13" East, 567.08 feet to the point of BEGINNING.

Containing 435,661 square feet or 10.00 acres, more or less, according to an ALTA/ACSM Land Title Survey (700 Cowan Street) prepared by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, Tennessee Registered Land Survey No. 1401, originally issued on December 29, 2000, revised on January 4, 2001, reinspected and updated on April 4, 2005 and bearing job no. 32055-00.