313
Gullett
JWR

Davidson County DEEDQC
Recvd: 12/30/05 15:27 18 pg
Fees:92.00 Taxes:0.00

20051230-0157052

THIS INSTRUMENT WAS PREPARED BY: Jack W. Robinson, Jr. GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF SHELBY) The actual consideration for this transfer is **NONE**. Affiant Subscribed and sworn to before me, this 29th day of December, 2005. Notary Public My Commission Expires: Jan 28, 2007

CHRISTINA HILL ANDREWS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Tax Map and Parcel Numbers:
Crews Crossings, LLC 7556 Raleigh LaGrange Road Cordova, Tennessee 38018	Same	Tax Map 163, Parcels 145, 146, 215, 354, 384, 385 & 398 Tax Map 174, Parcels 26, 32, 33, 67, 68, 176, 209 & 224

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CREWS INVESTMENT PROPERTIES OF TENNESSEE, L.L.C.**, a Tennessee limited liability company, hereby releases, remises, and forever quitclaims unto **CREWS CROSSINGS, LLC**, a Tennessee limited liability company, its successors and assigns, certain parcels tracts of land in the Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deeds of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 29th day of December, 2005.

CREWS INVESTMENT PROPERTIES OF TENNESSEE, L.L.C.

By: _____
Mike Slattery, Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MIKE SLATTERY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of December, 2005.

Christina Hill Andrews
Notary Public

My Commission Expires: January 28, 2007

CHRISTINA HILL ANDREWS
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL A

Being a tract of land in the southeast portion of Nashville Davidson County, Tennessee. Bounded on the north by Hickory Hollow, LTD. recorded in Book 7034, Page 488 Register's Office of Davidson County, Tennessee (RODC, TN), on the east by Parcel 26 Tax Map 163 and an Public Right-of-Way (ROW) and on the south by Crossings Boulevard ROW. Described as follows:

POINT OF BEGINNING, being a found Iron Rod on the northern ROW of said Crossings Boulevard, Thence, along said ROW North 51°45'41" West 82.29 feet to a found Iron Rod on a curve to the right; Thence, along said ROW and curve having a Radius of 2241.83 feet, a Arc Length of 1612.59 feet, a Delta Angle of 41°12'50" and a Chord Bearing and Distance of North 31°09'16" West 1578.05 feet to a found Iron Rod on a curve to the right; Thence, along curve having a Radius of 43.99 feet, a Arc Length of 72.57 feet, a Delta Angle of 94°30'50" and a Chord Bearing and Distance of North 35°27'10" East 64.61 feet to a found Iron Rod; Thence, along the southern boundary of said lands of Hickory Hollow, LTD North 83°48'40" East 381.21 feet to a found Iron Rod; Thence, South 02°07'54" West 300.01 feet to a found Iron Rod; Thence, South 43°55'16" East 462.83 feet to a found Iron Rod; Thence, South 81°16'09" East 407.14 feet to a point; Thence, along the western boundary of said Parcel 26 South 06°40'23" West 660.08 feet to a point on an Public ROW; Thence, along said ROW South 38°12'03" West 174.31 feet to a curve to right; Thence, along said curve having a Radius of 45.39 feet, a Arc Length of 70.60 feet, a Delta Angle of 89°07'03" and a Chord Bearing and Distance of South 83°11'19" West 63.70 feet to the Point of Beginning.

Containing 775,962 Square Feet or 17.81 Acres.

Parcel A being the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from TSC Crossings I, L.P., of record as Instrument No. 20030919-0139279, Register's Office for Davidson County, Tennessee.

PARCEL B

Being a tract of land in the southeast portion of Nashville Davidson County, Tennessee. Being a portion of Parcel 26, Davidson County Tax Map 163, Bounded on the south by the U.S. Post Office at the Crossing at Hickory Hollow recorded in Plat Book 9700, Page 36, Register's Office for Davidson County, Tennessee (RODC, TN), Bounded on the west, north, and east by said Parcel 26. The east boundary of the herein described Lot 4 abuts the western boundary of a detention pond easement recorded in Deed Book 10095, page 208, RODC TN, and the western boundary of the herein described Lot 4 abuts the proposed east right-of-way extension of Crossings Circle. Described as follows:

COMMENCING POINT being a found Iron Rod on the western ROW of said Old Franklin Road at the southern ROW of said CSX Railroad; Thence, along the western ROW of Old Franklin Rd. South 38°50'26" West 638.89 feet to a found Iron Rod on a curve to right; Thence, continuing along said ROW and curve having a Radius of 713.94 feet, a Arc Length of 301.49 feet, a Delta Angle of 24°11'42" and a Chord Bearing and Distance of South 50°56'16" West 299.25 feet to a found Iron Rod; Thence, South 63°02'06" West 201.40 feet to a point on a curve to the left; Thence, along said curve having a Radius of 1140.21 feet, a Arc Length of 314.93 feet, a Delta Angle of 15°49'32" and a Chord Bearing and Distance of South 55°07'56" West 313.93 feet to a point; Thence, along northern boundary of Lot 1 of the Plat of The Crossings at Hickory Hollow Section 3 North 54°41'52" West 641.35 feet to point; Thence, South 35°18'08" West 476.76 feet to a point; Thence, along the northern boundary of said U.S. Post Office at the Crossing at Hickory Hollow North 54°44'08" West 209.37 feet to a set point , the POINT OF BEGINNING;

Thence continuing with said north line of U.S. Post Office North 54°44'08" West 538.23 feet to a found Iron Rod at the northwest corner of said U.S. Post Office property; Thence on a severance line across said Parcel 26 the following; Thence on a curve to the left with a radius of 430.00 feet, a central angle of 35°32'39", a chord of North 20°25'59" East 262.50 feet along the total curve distance of 266.76 feet to a point, Thence South 87°20'20" East 461.72 feet to a point, Thence South 13°59'07" West 114.10 feet to a point, Thence South 21°52'18" West 96.72 feet to a point, Thence South 27°34'49" West 203.81 feet to a point, Thence South 60°32'00"East 30.22 feet to a point, Thence South 15°57'04" East 29.13 feet to a point, Thence South 11°18'51" West 49.56 feet to a point, Thence South 17°40'06" East 65.80 feet to the POINT OF BEGINNING.

Containing 174,350 square feet, or 4.00 acres.

PARCEL C

Being a tract of land in the southeast portion of Nashville Davidson County, Tennessee. Being a portion of Parcel 26, Davidson County Tax Map 163, Bounded on all sides by said Parcel 26. The east boundary of the herein described Lot 5 abuts the western boundary of a detention pond easement recorded in Deed Book 10095, Page 208, RODC, TN, the southern boundary of the herein described Lot 5 abuts the northern boundary of a proposed Lot 4 not of record, and the western boundary of the herein described Lot 5 abuts the proposed east right-of-way extension of Crossings Circle. Described as follows:

COMMENCING POINT being a found Iron Rod on the western ROW of said Old Franklin Road at the southern ROW of said CSX Railroad; Thence, along the western ROW of Old Franklin Rd. South 38°50'26" West 638.89 feet to a found Iron Rod on a curve to right; Thence, continuing along said ROW and curve having a Radius of 713.94 feet, a Arc Length of 301.49 feet, a Delta Angle of 24°11'42" and a Chord Bearing and Distance of South 50°56'16" West 299.25 feet to a found Iron Rod; Thence, South 63°02'06" West 201.40 feet to a point on a curve to the left; Thence, along said curve having a Radius of 1140.21 feet, a Arc Length of 314.93 feet, a Delta Angle of 15°49'32" and a Chord Bearing and Distance of South 55°07'56" West 313.93 feet to a point; Thence, along northern boundary of Lot 1 of the Plat of The Crossings at Hickory Hollow Section 3 North 54°41'52" West 641.35 feet to point; Thence, South 35°18'08" West 476.76 feet to a point; Thence, along the northern boundary of said U.S. Post Office at the Crossing at Hickory Hollow North 54°44'08" West 209.37 feet to a set point; Thence leaving the north line of said U.S. Post Office and on a severance line across aforedescribed parcels 26, 145, and 146 the following, North 17°40'06" West 65.80 feet to a point; Thence North 11°18'51" East 49.56 feet to a point; Thence North 15°57'04" West 29.13 feet to a point; Thence North 60°32'00" West 30.22 feet to a point; Thence North 27°34'49" East 203.81 feet to a point; Thence North 21°52'18" East 96.72 feet to a point; Thence North 13°59'07" East 114.10 feet to a point, the POINT OF BEGINNING:

Thence continuing on a severance line across said Parcel 26 the following; Thence North 87°20'20" West 461.72 feet to a point, Thence on a curve to the left with a radius of 430.00 feet, a central angle of 27°46'20", a chord of North 11°13'30" West 206.39 feet along the total curve distance of 208.43 feet to a point, Thence North 25°06'40" West 117.23 feet to a point, Thence North 64°53'20" East 351.40 feet to a point, Thence South 80°38'49" East 348.32 feet to a point, Thence South 15°07'46" West 266.96 feet to a point, Thence South 13°59'07" West 169.87 feet to the POINT OF BEGINNING.
Containing 234,457 square feet or 5.38 acres.

Parcels B and C being the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from TSC Crossings II, L.P., of record as Instrument No. 2003919-0139280, Register's Office for Davidson County, Tennessee.

PARCEL D

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being Lot 1, 2, and 3 of The Crossings at Hickory Hollow Phase II Resubdivision of Lot 2 recorded in Instrument 200007260073970, Register's Office of Davidson County, TN. (RODC, TN.) bounded on the south by the northern Right-of-Way (ROW) of Interstate Highway 24 on the east by the western ROW of Old Franklin Road, on the north by the southern ROW of Crossing Boulevard and on the west Lot 1 of The Crossing at Hickory Hollow Phase II Resubdivision of Lot 3 recorded Plat Book 9700, Page 969 RODC, TN. Described as follows:

POINT OF BEGINNING; being a point at the intersection of said western ROW of Old Franklin Road and the northern ROW of said Interstate Highway 24; Thence, along said northern ROW of Interstate HWY 24; Thence, North 41°47'34" West 2514.74 feet to a point; Thence, leaving said ROW and along said Lot 1 eastern boundary North 45°08'45" East 332.68 feet to a point; Thence, North 41°11'45" East 88.61 feet to a point on said southern ROW of Crossings Boulevard and curve to the left; Thence, along said ROW and curve having a Radius of 2341.83 feet, a Arc Length of 120.86 feet, a Delta Angle of 02°57'25" and an Chord Bearing and Distance of South 50°16'58" East 120.85 feet to point; Thence, along said ROW South 51°45'41" East 930.07 feet to a point on a curve to the left; Thence, continuing along said ROW and curve having a Radius of 1482.39 feet, a Arc Length of 807.37 feet, a Delta Angle of 31°12'20" and a Chord Bearing and Distance of South 67°21'51" East 797.43 feet to a found Iron Rod; Thence, South 82°58'01" East 51.34 feet to a found Iron Rod at a curve to the right; Thence, along said curve having a Radius of 45.00 feet, a Arc Length of 70.69 feet, a Delta Angle of 90°00'19" and a Chord Bearing and Distance of South 37°57'51" East 63.64 feet to a found Iron Rod on said western ROW of Old Franklin Rd.; Thence, along said ROW South 07°01'45" West 624.18 feet to a found Iron Rod; Thence, continuing along said ROW North 82°58'56" West 28.04 feet to a found Iron Rod; Thence, South 06°54'07" West 56.25 feet to a found Iron Rod at a curve to the right; Thence, along said ROW and curve having a Radius of 1355.51 feet, a Arc Length of 515.75 feet, a Delta Angle of 21°48'01" and a Chord Bearing and Distance of South 17°49'11" West 512.65 feet to the Point of Beginning.

Containing 1,519,955 Square Feet or 34.89 Acres.

Included in the aforedescribed tract, but excluded therefrom are two tracts of land described as follows:

Tract 1

LAND in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phase II, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH those certain easements created pursuant to a Declaration of Joint Access, Landscape and Utilities Easements of record in Instrument Number 200007250073327, as re-recorded at Instrument Number 200008010075737, Office of the Register, Davidson County, Tennessee.

FURTHER EXCLUDING

Tract 2

LAND in Davidson County, Tennessee, being Lot No. 1 on the Re-Subdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phase II, of record at Instrument Number 200007260073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

Being a proposed tract of land on a portion of Map 174, parcel 176, known as Lot 2 of the Re-subdivision of Lot no. 2 on the plan of the Crossings at Hickory Hollow, Phase II as recorded in Plat Instrument #200007260073970 Registers Office Davidson County (RODC). Bounded on the north by Right-of-Way (ROW) of Crossings Boulevard (100' ROW), on the east by ROW of Old Franklin Road (100' ROW), on the south by ROW of Interstate 24 and on the west by the remainder of Lot 2. Proposed tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Old Franklin Road; thence leaving said intersection South 69° 16'24" West 107.36 feet to the TRUE POINT OF BEGINNING being a found iron rod on the northwest ROW return at the southwest corner of the previously mentioned intersection, said point lying on the southerly ROW margin of Crossings Boulevard; thence with said ROW and becoming the ROW of Old Franklin Road with a curve to the right having a radius of 45.00 feet, an arc length of 70.69 feet, a central angle of 90°00'19", a chord bearing and distance of South 37°57'52" East 63.64 feet to a found iron rod; thence with said ROW of Old Franklin Road South 7°01'58" West 624.30 feet to a found iron rod; thence continuing North 82°58'02" West 28.05 feet to a found iron rod; thence continuing South 7°01'58" West 56.35 feet to a found iron rod; thence continuing with a curve to the right having a radius of 1372.39 feet, an arc length of 515.87 feet, a central angle of 21°32'13", a chord bearing and distance of South 17°48'05" West 512.84 feet to a found iron rod, said point lying on the northeasterly ROW margin of Interstate 24; thence with said ROW of Interstate 24 North 41°47'27" West 732.30 feet to a point, said point lying on the severance line for a Proposed tract; thence leaving said ROW and running with said severance line North 48°12'33" East 165.00 feet to a point; thence continuing North 4°49'03" East 496.22 feet to a point; thence North 23°56'21" East 200.00 feet to a point, said point lying on the southerly ROW margin of Crossings Boulevard; thence with said ROW and a curve to the left having a radius of 1482.39 feet, an arc length of 437.42 feet, a central angle of 16°54'25", a chord bearing and distance of South 74°30'50" East 435.84 feet to a found iron rod; thence continuing South 82°58'02" East 51.34 feet to the true point of beginning.

Containing 605,123 square feet or 13.9 acres.

Parcel D being the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from TSC Crossings IV, L.P., of record as Instrument No. 20030919-0139281, Register's Office for Davidson County, Tennessee.

PARCEL E

Being a tract of land in the southeast portion of Nashville Davidson County, Tennessee. Bounded on the north by CSX Railroad Right-of-Way (ROW), on the east by Old Franklin Road ROW, on the south by Lot 1 of the Plat of The Crossings at Hickory Hollow Section 3 recorded in Plat Book 9700, Page 199 in the Register's Office of Davidson County, Tennessee (RODC, TN) and U.S. Post Office at the Crossing at Hickory Hollow recorded in Plat Book 9700, Page 36 RODC, TN. and on the west by lands of Hickory Hollow, LTD. recorded in Book 7034, Page 488 in RODC, TN. Described as follows:

POINT OF BEGINNING, being a found Iron Rod on the western ROW of said Old Franklin Road at the southern ROW of said CSX Railroad; Thence, along the western ROW of Old Franklin Rd. South 38°50'26" West 638.89 feet to a found Iron Rod on a curve to right; Thence, continuing along said ROW and curve having a Radius of 713.94 feet, a Arc Length of 301.49 feet, a Delta Angle of 24°11'42" and a Chord Bearing and Distance of South 50°56'16" West 299.25 feet to a found Iron Rod; Thence, South 63°02'06" West 201.40 feet to a point on a curve to the left; Thence, along said curve having a Radius of 1140.21 feet, a Arc Length of 314.93 feet, a Delta Angle of 15°49'32" and a Chord Bearing and Distance of South 55°07'56" West 313.93 feet to a point; Thence, along northern boundary of Lot 1 of the Plat of The Crossings at Hickory Hollow Section 3 North 54°41'52" West 641.35 feet to point; Thence, South 35°18'08" West 476.76 feet to a point; Thence, along the northern boundary of said U.S. Post Office at the Crossing at Hickory Hollow North 54°44'08" West 747.60 feet to a found Iron Rod; Thence, South 38°12'20" West 111.52 feet to a point; Thence, along the northern boundary of an Public ROW North 51°47'57" West 59.99 feet to a point; Thence, South 38°12'03" West 186.58 feet to a point; Thence, leaving said ROW and along the eastern boundary of Parcel 215 Tax Map 163 North 06°40'23" East 660.08 feet to a point; Thence, along the eastern boundary of said lands of Hickory Hollow, LTD North 21°38'46" East 500.26 feet to a point; Thence, North 23°18'40" East 254.28 feet to a point; Thence, North 19°48'36" East 336.54 feet to a found Iron Rod on the southern ROW said R&R being on a curve to the right; Thence, along said ROW and curve having a Radius of 2429.33 feet, a Arc Length of 115.22, a Delta Angle of 02°43'03" and a Chord Bearing and Distance of South 67°48'35" East 115.21 feet to a point; Thence, along said ROW R&R South 66°29'05" East 1062.31 feet to a point; Thence, South 66°29'05" East 649.83 feet to a point; Thence, South 66°29'05" East 589.26 feet to the Point of Beginning.
Containing 3036216 square feet or 69.70 acres.

INCLUDED in the aforedescribed tract, but EXCLUDED therefrom are two tracts of land described as follows:

LOT 4:

COMMENCING POINT being a found Iron Rod on the western ROW of said Old Franklin Road at the southern ROW of said CSX Railroad; Thence, along the western ROW of Old Franklin Rd. South 38°50'26" West 638.89 feet to a found Iron Rod on a curve to right; Thence, continuing along said ROW and curve having a Radius of 713.94 feet, a Arc Length of 301.49 feet, a Delta Angle of 24°11'42" and a Chord Bearing and Distance of South 50°56'16" West 299.25 feet to a found Iron Rod; Thence, South 63°02'06" West 201.40 feet to a point on a curve to the left; Thence, along said curve having a Radius of 1140.21 feet,

a Arc Length of 314.93 feet, a Delta Angle of 15°49'32" and a Chord Bearing and Distance of South 55°07'56" West 313.93 feet to a point; Thence, along northern boundary of Lot 1 of the Plat of The Crossings at Hickory Hollow Section 3 North 54°41'52" West 641.35 feet to point; Thence, South 35°18'08" West 476.76 feet to a point; Thence, along the northern boundary of said U.S. Post Office at the Crossing at Hickory Hollow North 54°44'08" West 209.37 feet to a set point , the POINT OF BEGINNING for Lot 4;

Thence continuing with said north line of U.S. Post Office North 54°44'08" West 538.23 feet to a found Iron Rod at the northwest corner of said U.S. Post Office property; Thence on a severance line across the aforedescribed parcels 26, 145, and 146 the following;
Thence on a curve to the left with a radius of 430.00 feet, a central angle of 35°32'39", a chord of North 20°25'59" East 262.50 feet along the total curve distance of 266.76 feet to a point, Thence South 87°20'20" East 461.72 feet to a point, Thence South 13°59'07" West 114.10 feet to a point, Thence South 21°52'18" West 96.72 feet to a point, Thence South 27°34'49" West 203.81 feet to a point, Thence South 60°32'00"East 30.22 feet to a point, Thence South 15°57'04" East 29.13 feet to a point, Thence South 11°18'51" West 49.56 feet to a point, Thence South 17°40'06" East 65.80 feet to the POINT OF BEGINNING for Lot 4.
Containing 174,350 square feet, or 4.00 acres.

LOT 5:

COMMENCING POINT being a found Iron Rod on the western ROW of said Old Franklin Road at the southern ROW of said CSX Railroad; Thence, along the western ROW of Old Franklin Rd. South 38°50'26" West 638.89 feet to a found Iron Rod on a curve to right; Thence, continuing along said ROW and curve having a Radius of 713.94 feet, a Arc Length of 301.49 feet, a Delta Angle of 24°11'42" and a Chord Bearing and Distance of South 50°56'16" West 299.25 feet to a found Iron Rod; Thence, South 63°02'06" West 201.40 feet to a point on a curve to the left; Thence, along said curve having a Radius of 1140.21 feet, a Arc Length of 314.93 feet, a Delta Angle of 15°49'32" and a Chord Bearing and Distance of South 55°07'56" West 313.93 feet to a point; Thence, along northern boundary of Lot 1 of the Plat of The Crossings at Hickory Hollow Section 3 North 54°41'52" West 641.35 feet to point; Thence, South 35°18'08" West 476.76 feet to a point; Thence, along the northern boundary of said U.S. Post Office at the Crossing at Hickory Hollow North 54°44'08" West 209.37 feet to a set point; Thence leaving the north line of said U. S. Post Office and on a severance line across aforedescribed parcels 26, 145, and 146 the following, North 17°40'06" West 65.80 feet to a point; Thence North 11°18'51" East 49.56 feet to a point; Thence North 15°57'04" West 29.13 feet to a point; Thence North 60°32'00" West 30.22 feet to a point; Thence North 27°34'49" East 203.81 feet to a point; Thence North 21°52'18" East 96.72 feet to a point; Thence North 13°59'07" East 114.10 feet to a point, the POINT OF BEGINNING for Lot 5:

Thence continuing on a severance line across the aforedescribed parcels 26, 145, and 146 the following; Thence North 87°20'20" West 461.72 feet to a point, Thence on a curve to the left with a radius of 430.00 feet, a central angle of 27°46'20", a chord of North 11°13'30" West 206.39 feet along the total curve distance of 208.43 feet to a point, Thence North 25°06'40" West 117.23 feet to a point, Thence North 64°53'20" East 351.40 feet to a point, Thence South 80°38'49" East 348.32 feet to a point, Thence South 15°07'46" West 266.96 feet to a point, Thence South 13°59'07" West 169.87 feet to the POINT OF BEGINNING for Lot 5.
Containing 234,457 square feet or 5.38 acres.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OLD FRANKLIN ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD, NORTH 66 DEG 29 MIN 05 SEC. WEST, 759.73 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD, BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD WITH A SEVERANCE LINE THROUGH THE PROPERTY OF TSC CROSSINGS V, L.P., OF RECORD IN INSTRUMENT NUMBER 20001229-0127382 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 48 DEG 59 MIN 39 SEC. WEST, 835.04 FEET TO A POINT IN THE NORTHERLY EASEMENT LINE OF A DETENTION POND EASEMENT, OF RECORD IN DEED BOOK 10095, PAGE 208 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY EASEMENT LINE OF SAID DETENTION POND FOR THE FOLLOWING SIX CALLS:

NORTH 11 DEG 44 MIN 34 SEC. WEST, 44.96 FEET TO A POINT,

NORTH 62 DEG 46 MIN 14 SEC. WEST, 152.43 FEET TO A POINT,

NORTH 54 DEG 43 MIN 40 SEC. WEST, 268.29 FEET TO A POINT,

NORTH 60 DEG 33 MIN 49 SEC. WEST, 81.43 FEET TO A POINT,

NORTH 80 DEG 08 MIN 15 SEC. WEST, 40.05 FEET TO A POINT,

SOUTH 43 DEG 34 MIN 00 SEC. WEST, 48.15 FEET TO A POINT IN THE EASTERLY PROPERTY LINE OF TSC CROSSINGS V, L.P., OF RECORD IN INSTRUMENT NUMBER 20001229-0127379, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE PROPERTY LINE OF SAID TSC CROSSINGS V, L.P., OF RECORD IN INSTRUMENT NUMBER 20001229-0127379, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR THE FOLLOWING THREE CALLS:

NORTH 15 DEG 07 MIN 46 SEC. EAST, 92.28 FEET TO A POINT,

NORTH 80 DEG 38 MIN 49 SEC. WEST, 348.32 FEET TO A POINT,

SOUTH 64 DEG 53 MIN 20 SEC. WEST, 351.40 FEET TO A POINT;

THENCE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF TSC CROSSINGS V, LP, NORTH 25 DEG 06 MIN 40 SEC. WEST, 144.16 FEET TO A POINT IN THE EASTERLY PROPERTY LINE OF HICKORY HOLLOW, LTD. AS OF RECORD IN DEED BOOK 7034, PAGE 488 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID HICKORY HOLLOW, LTD. FOR THE FOLLOWING THREE CALLS:

NORTH 21 DEG 38 MIN 46 SEC. EAST, 290.85 FEET TO A POINT,

NORTH 23 DEG 18 MIN 40 SEC. EAST, 254.28 FEET TO A POINT,

NORTH 19 DEG 48 MIN 36 SEC. EAST, 198.92 FEET TO A POINT IN THE SOUTHERLY PROPERTY LINE OF A DETENTION POND, NOT OF RECORD BUT PART OF THE PROPERTY CONVEYED TO TSC CROSSINGS V, L.P. OF RECORD IN INSTRUMENT NUMBER 20001229-0127382, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF SAID DETENTION POND, SOUTH 66 DEG 29 MIN 05 SEC. EAST, 1416.56 FEET TO A POINT,

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID DETENTION POND, NORTH 23 DEG 30 MIN 55 SEC. EAST, 140.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD, SOUTH 66 DEG 29 MIN 05 SEC. EAST, 231.40 FEET TO THE POINT OF BEGINNING, CONTAINING 873,814 SQUARE FEET OR 20.06 ACRES MORE OR LESS.

ALSO INCLUDED IN THE DESCRIPTION OF PARCEL E BUT SPECIFICALLY EXCLUDED THEREFROM is the following tract of land conveyed to SC Capital, LLC, CPI-Realty, L.P. and Smith Realty Interests, LP, by deed of record as Instrument No. 20040608-0067799:

A tract of land in Davidson County, Tennessee, bounded on the north by the right-of-way of CSX Railroad, on the south and east by a parcel of land conveyed to SC Realty Capital, L.P., and on the west by a parcel of land conveyed to Hickory Hollow, Limited, and being part of the land shown on the plat of Crossings at Hickory Hollow, Section Two, which plat is of record in Plat Book 7900, Pages 39 and 229, Register's Office for Davidson County, Tennessee. Said tract of land is more particularly described as follows:

Beginning at the northernmost corner of the parcel of land previously conveyed to SC Realty Capital, L.P. (f/k/a TSC Realty Capital, L.P.) by deed of record as Instrument No. 20021205-0149814, such corner also being in the eastern boundary of a parcel of land conveyed to Hickory Hollow, Limited by deed of record in Book 7034, Page 488, Register's Office for Davidson County, Tennessee;

Thence with the eastern boundary of Hickory Hollow, Limited North 19 deg. 48 min. 36 sec. East 137.62 feet to a found iron rod on the southern right-of-way of CSX Railroad, being on a curve to the right;

Thence along said southern right-of-way and curve having a Radius of 2429.33 feet, an Arc Length of 115.22 feet, a Delta Angle of 02 deg. 43 min. 03 sec., and a Chord Bearing and Distance of South 67 deg. 48 min. 35 sec. East 115.21 feet to a point;

Thence continuing with said southern right-of-way South 66 deg. 29 min. 05 sec. East 1310.27 feet to a point in the corner of the parcel of land previously conveyed to SC Realty Capital, L.P. (f/k/a TSC Realty Capital, L.P.) by deed of record as Instrument No. 20021205-0149814, Register's Office for Davidson County, Tennessee;

Thence with a western boundary of the parcel previously conveyed to SC Realty Capital, L.P. South 23 deg. 30 min. 55 sec. West 140.00 feet to a point;

Thence with a northern boundary of the parcel previously conveyed to SC Realty Capital, L.P. North 66 deg. 29 min. 05 sec. West 1416.56 feet to the point of beginning, containing approximately 4.565 acres, more or less.

Said property description was prepared from surveys by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, Littlejohn Engineering Associates, Inc., dated 8/9/99, and signed 8/31/99, and by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, Cherry Land Surveying, dated October 28, 2002, as revised November 20, 2002.

Parcel E being part of the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from TSC Crossings V, L.P., of record as Instrument No. 20030919-0139282, Register's Office for Davidson County, Tennessee.

PARCEL F

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being bounded on the south by the northern Right-of-Way (ROW) of Interstate Highway 24 on the northwest by the lands of Loretta Ann Bonds recorded in Book 10757, Page 250 in the Register's Office of Davidson County, Tennessee (RODC, TN), on the northeast by the lands of Mary Sue Clark recorded in Book 5378, Page 749 RODC, TN and Donna B. Pfeifer recorded in Book 7525, Page 800 RODC, TN. Described as follows:

Point of Commencement being a point at the intersection of eastern ROW of Old Franklin Road and the northern ROW of said Interstate Highway 24, Thence, along said northern ROW South 41°44'05" East 1746.03 feet to a point; Thence, along the ROW of a Frontage Road North 48°11'45" East 61.02 feet to a point; Thence, continuing along said Frontage Road ROW South 41°45'51" East 213.57 feet to the True and Actual POINT OF BEGINNING; Thence, along the southern boundary of said lands of Bonds and generally following a fence line South 81°02'08" East 527.79 feet to a point; Thence, continuing along Bonds boundary South 80°20'42" East 267.68 feet to a point; Thence, South 82°20'31" East 426.00 feet to a point; Thence, South 81°27'05" East 169.66 feet to a point at the common corner of said Bonds and Clark; Thence, along the western boundary of said Clark and Pfeifer South 05°31'17" West 1253.96 feet to a point on said northern ROW of Interstate HWY 24; Thence, along said northern ROW North 41°46'05" West 571.92 feet to a found concrete monument; Thence, continuing along said northern ROW South 48°10'21" West 25.48 feet to a found concrete monument; Thence, North 41°47'12" West 1339.12 feet to a found concrete monument; Thence, along the said Frontage Road ROW North 48°08'38" East 60.92 feet to a point; Thence, continuing along said Frontage Road ROW North 41°45'51" West 11.46 feet to the Point of Beginning.

Containing 934,593 Square Feet or 21.46 Acres.

PARCEL G

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being bounded on the south by the northern Right-of-Way (ROW) of Interstate Highway 24 on the west the eastern ROW of Old Franklin Road, on the north by the southern ROW of Crossing Boulevard and on the east by the lands of Loretta Ann Bonds recorded in Book 10757, Page 250 in the Register's Office of Davidson County, Tennessee (RODC, TN), Described as follows:

POINT OF BEGINNING; being a point at the intersection of said eastern ROW of Old Franklin Road and the northern ROW of said Interstate Highway 24; Thence, along said eastern ROW of Old Franklin Road with a curve to the left having a Radius of 1502.50 feet, a Arc Length of 160.95 feet, a Delta Angle of 06°08'16" and a Chord Bearing and Distance of North 29°16'17" East 160.88 feet to a point; Thence, continuing along said eastern Old Franklin Road ROW North 14°04'47" East 299.18 feet to a point; Thence, North 10°06'07" East 168.84 feet to a point; Thence, North 07°03'30" East 631.70 feet to a curve to the right; Thence, along said curve having a Radius of 45.00 feet, a Arc Length of 70.69 feet, a Delta Angle of 90°00'00" and a Chord Bearing a Distance of North 51°59'39" East 63.64 feet to a point on said Crossings Boulevard southern ROW; Thence, along said southern ROW South 83°00'20" East 143.03 feet to a curve to the right; Thence, along said curve and ROW having a Radius of 1520.77 feet, an Arc Length of 419.51 feet, a Delta Angle of 15°48'19" and a Chord Bearing a Distance of South 75°06'11" East 418.18 feet to a point; Thence, along the eastern end of Crossings Boulevard ROW North 22°47'58" East 98.42 feet to a point on the southern boundary of Parcel 30 Tax Map 174 on a curve to the right; Thence, along said southern boundary and curve having a Radius of 1619.19 feet, a Arc Length of 325.96 feet, a Delta Angle of 11°32'04" and a Chord Bearing and Distance of South 61°26'00" East 325.41 feet to a point; Thence, South 55°39'32" East 364.35 feet to a found Iron Pipe on the western boundary of said Clark; Thence, with said western boundary and generally following a fence line South 07°45'21" West 567.66 feet to a point; Thence, South 07°25'37" West 564.05 feet to a point; Thence, South 07°20'51" West 301.22 feet to a found corner post; Thence, South 07°49'46" West 770.89 feet to a point; Thence, North 41°45'51" West 12.70 feet to a point; Thence, South 48°11'45" West 61.02 feet to a point in the northern ROW of said Interstate Highway 24; Thence North 41°44'05" West 1746.03 feet to the Point of Beginning.

Containing 2,453,482 Square Feet or 56.32 Acres

PARCEL H

Being a tract of land in southeast portion of Nashville Davidson County, Tennessee. Being Lot 4 on the Plat of The Crossings at Hickory Hollow Phase III recorded in Plat Book 9700, Page 586 in the Register's Office of Davidson County, Tennessee (RODC, TN), bounded on the south by Parcel 32 Tax Map 174, the east by the lands of Loretta Ann Bonds recorded in Book 10757, Page 250 RODC, TN., north by Lot 2 on said plat of The Crossings at Hickory Hollow Phase III recorded in Plat Book 9700, Page 586 RODC, TN., on the west by Right-of-Way (ROW) of Crossings Ridge Drive. Described as follows:

POINT OF BEGINNING, being a point at the east end of said northern ROW of Crossings Boulevard; Thence along a curve to the right having a Radius of 30.00 feet, a Arc Length of 46.01 feet, a Delta Angle of 87°51'15" and a Chord Bearing and Distance of North 23°16'06" West 41.63 feet to a point on the said eastern ROW of Crossings Ridge Dr.; Thence, along said ROW North 20°39'51" East 38.40 feet to a point on a curve to the right; Thence, continuing along said ROW and curve having a Radius of 368.83 feet, a Arc Length of 466.20 feet, a Delta Angle of 72°25'17" and a Chord Bearing and Distance of North 56°38'37" West 435.77 feet to a point; Thence, South 87°08'44" East 216.82 feet to a point on curve to the left; Thence, along said curve having a Radius of 1491.12 feet, a Arc Length of 380.72 feet, a Delta Angle of 14°37'45" and a Chord Bearing and Distance of North 85°32'23 East 379.69 feet to a point; Thence, North 78°13'31" East 51.79 feet to a curve to the right; Thence, along said curve having a Radius of 30.00 feet, a Arc Length of 24.66 feet, a Delta Angle of 47°05'24" and a Chord Bearing and Distance of south 78°13'47" East 23.97 feet to a point on a curve to the left; Thence, along said curve having a Radius of 60.00 feet, a Arc Length of 77.57 feet, a Delta Angle of 74°04'40" and a Chord Bearing and distance of North 88°16'34" East 72.28 feet to a point; Thence, leaving said ROW and along the southeast boundary of said Lot 2 South 14°21'41" East 130.93 feet to a found Iron Rod; Thence, continuing along said southeast boundary South 57°17'49" East 962.15 feet to point; Thence, South 08°36'21" West 50.46 feet to a found PK Nail in corner post; Thence, South 08°49'32" West 207.54 feet to a point on the northern boundary of said Bonds; Thence, continuing along said boundary North 83°17'30" West 712.06 feet to a found Iron Rod; Thence, North 09°49'27" West 208.31 feet to a found Iron Rod; Thence, North 85°47'02" West 559.83 feet to a found Iron Rod; Thence, South 07°45'21" West 130.63 feet to found Iron Rod; Thence, leaving said Bond boundary and along said northern boundary of Parcel 32 North 55°39'32" West 364.35 feet to point on a curve to the left; Thence, along said curve having a Radius of 1619.19 feet, a Arc Length of 325.96 feet, a Delta Angle of 11°32'04" and a Chord Bearing and Distance of South 61°26'00" East 325.41 feet to the Point of Beginning.

Containing 939,159 Square Feet or 21.56 Acres.

SPECIFICALLY EXCLUDED FROM THIS 21.56 ACRE TRACT IS THE FOLLOWING PARCEL:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lot 4, The Crossings at Hickory Hollow, Phase III as shown on plat of record in Plat Book 11700, page 35, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being a portion of the property conveyed to TSC Realty Capital, L.P. by deed of record in Book 11647, page 143, Register's Office for Davidson County, Tennessee.

SPECIFICALLY EXCLUDED FROM THIS 21.56 ACRE TRACT IS THE FOLLOWING PARCEL:

Being Lot 4A of the ReSubdivision of Lot 4 of the Crossings at Hickory Hollow, Phase III, of record in Plat Book 11700, page 35, Register's Office for Davidson County, Tennessee.

Parcels F, G and H being the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from TSC Crossings VI, L.P., of record as Instrument No. 20030919-0139283, Register's Office for Davidson County, Tennessee.

PARCEL I

Being Lot 4B of the ReSubdivision of Lot 4 of the Crossings at Hickory Hollow, Phase III, of record in Plat Book 11700, page 35, Register's Office for Davidson County, Tennessee.

Parcel I being the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from TSC Crossings VI, L.P., of record as Instrument No. 2003919-0139284, Register's Office for Davidson County, Tennessee.

PARCEL J

Being Lot 4A on the Plan of the Resubdivision of Lot 4 of the Crossings at Hickory Hollow, Phase III, of record in Plat Book 11700, Page 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description hereof.

Parcel J being the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from SC Capital, LLC, CPI-Realty, L.P. and Smith Realty Interests, LP, of record as Instrument No. 20040608-0067798, Register's Office for Davidson County, Tennessee.

Parcel K

Land in Davidson County, Tennessee described as follows:

Being a proposed tract of land on a portion of Map 174, parcel 176, known as Lot 2 of the Re-subdivision of Lot No. 2 on the plan of the Crossings at Hickory Hollow, Phase II as recorded in Plat Instrument #200007260073970 in the Register's Office Davidson County, Tennessee (RODC). Bounded on the North by the Right-of-Way (ROW) of Crossings Boulevard (100' ROW), on the East by the ROW of Old Franklin Road (100' ROW) and on the South by the ROW of Interstate 24 and on the West by the remainder of Lot 2. Said proposed tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Old Franklin Road; thence leaving said intersection South 69 deg. 16' 24", West 107.36 feet to the TRUE POINT OF BEGINNING being a found iron rod on the Northwest ROW return at the Southwest corner of the previously mentioned intersection, said point lying on the Southerly ROW margin of Crossings Boulevard; thence with said ROW and becoming the ROW of Old Franklin Road with a curve to the right having a radius of 45.00 feet, an arc length of 70.69 feet, a central angle of 90 deg. 00' 19", a chord bearing and distance of South 37 deg. 57' 52" East 63.64 feet to a found iron rod; thence with said ROW of Old Franklin Road South 7 deg. 01' 58" West 624.30 feet to a found, iron rod; thence continuing North 82 deg. 58' 02" West 28.05 feet to a found iron rod; thence continuing South 7 deg. 01' 58" West 56.35 feet to a found iron rod; thence continuing with a curve to the right having a radius of 1372.39 feet, an arc length of 515.87 feet, a central angle of 21 deg. 32' 13", a chord bearing and distance of South 17 deg. 48' 05" West 512.84 feet to a found iron rod, said point lying on the Northeasterly ROW margin of Interstate 24; thence with said ROW of Interstate 24 North 41 deg. 47' 27" West 732.30 feet to a point, said point lying on the severance line for a proposed tract; thence leaving said ROW and running with said severance line North 48 deg. 12' 33" East 165.00 feet to a point; thence continuing North 4 deg. 49' 03" East 496.22 feet to a point; thence North 23 deg. 56' 21" East 200.00 feet to a point, said point lying on the Southerly ROW margin of Crossings Boulevard; thence with said ROW and a curve to the left having a radius of 1482.39 feet, an arc length of 437.42 feet, a central angle of 16 deg. 54' 25", a chord bearing and distance of South 74 deg. 30' 50" East 435.84 feet to a found iron rod; thence continuing South 82 deg. 58' 02" East 51.34 feet to the true point of beginning. Containing 605,123 square feet or 13.9 acres more or less.

Parcel K being the same property conveyed to Crews Investment Properties of Tennessee, L.L.C. by deed from TSC Crossings IV, L.P., of record as Instrument No. 20051216-0151328, Register's Office for Davidson County, Tennessee.