QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF JANUARY, 2006.

NOTARY PUBLIC

My commission expires: 3-21-09

SEAL

NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
March 21, 2009
STATE OF TENNESSEE

Davidson County DEEDQC
Recvd: 01/19/06 14:16 2 pgs
Fees:12.00 Taxes:0.00
20060119-0007430

THIS INSTRUMENT WAS PREPARED BY:
******Richard W. Sebastian*******
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lenox Creekside, LLC 6026 Nolensville Road Nashville, TN 37211	Same	Portion of 181-019.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **REGENT INVESTMENTS I, INC., a Tennessee corporation, ("Grantor"),** by these presents, quitclaim(s), grant(s) and convey(s) unto **LENOX CREEKSIDE, LLC, a Tennessee limited liability company ("Grantee"),** its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Being a tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a legal description by Anderson-Delk & Associates, Inc., as follows:

Beginning at an iron pin set in the westerly margin of Sunnywood Drive at its southerly terminus, said point being the most southeasterly corner of an open space tract on the plan of Sugar Valley, Section One, of record in Plat Book 9700 page 711, Register's Office Davidson County, Tennessee; Thence leaving the southerly line of said plan of Sugar Valley, Section One, and with a new line, severing said Sugar Valley, G.P. Property, the following eleven calls: South 44 Degrees 03 Minutes 39 Seconds West a distance of 115.00 feet to an iron pin; Thence South 53 Degrees 11 Minutes 48 Seconds East a distance of 256.45 feet to an iron pin; Thence South 65 Degrees 53 Minutes 50 Seconds East a distance of 192.56 feet to an iron pin; Thence North 18 Degrees 39 Minutes 35 Seconds East a distance of 115.00 feet to an iron pin; Thence along a curve to the left having a radius of 900.00 feet through a central angle of 02 Degrees 55 Minutes 18 Seconds an arc distance of 45.90 feet, said curve having a chord direction of South 72 Degrees 48 Minutes 04 Seconds East and a chord length of 45.89 feet to an iron pin; Thence generally following an existing drain, the following two calls: South 15 Degrees 26 Minutes 51 Seconds West a distance of 333.71 feet to an iron pin; Thence South 05 Degrees 15 Minutes 28 Seconds East a distance of 383.46 feet to an iron pin; Thence leaving said drain, North 87 Degrees 12 Minutes 15 Seconds East a distance of 432.97 feet to an iron pin; Thence along a curve to the left having a radius of 590.19 feet through a central angle of 23 Degrees 38 Minutes 56 Seconds, an arc distance of 243.60 feet, said curve having a chord direction of North 75 Degrees 22 Minutes 47 Seconds East and a chord length of 241.88 to an iron pin; Thence North 63 Degrees 33 Minutes 19 Seconds East a distance of 199.43 feet to an iron pin; Thence South 02 Degrees 11 Minutes 55 Seconds East a distance of 498.52 feet to a Point in the approximate centerline of Mill Creek; Thence with the centerline of Mill Creek, and with the northerly line of the Shawn S Touloeisani Property of record at Instrument No. 20020214-0019703, Register's Office Davidson County, Tennessee, South 45 Degrees 30 Minutes 42 Seconds West a distance of 98.51 feet to a Point; Thence South 15 Degrees 24 Minutes 04 Seconds East a distance of 70.50 feet to a point in the northerly margin of Culbertson Road; Thence with said margin of Culbertson Road, South 47 Degrees 59 Minutes 43 Seconds West a distance of 48.98 feet to a Point; Thence continuing, along a curve to the right having a radius of 152.02 feet through a central angle of 12 Degrees 32 Minutes 00 Seconds, an arc distance of 33.25 feet, said curve having a chord direction of South 54 Degrees 15 Minutes 43 Seconds West and a chord length of 33.19 feet to an iron pin; Thence North 02 Degrees 12 Minutes 18 Seconds West a distance of 86.00 feet to a point in the centerline of Mill Creek; Thence with the centerline of Mill Creek, the following six calls: South 70 Degrees 43 Minutes 00 Seconds West a distance of 62.76 feet to a Point;

Thence South 83 Degrees 17 Minutes 59 Seconds West a distance of 155.36 feet to a Point; Thence North 89 Degrees 26 Minutes 15 Seconds West a distance of 324.99 feet to a Point; Thence North 72 Degrees 33 Minutes 41 Seconds West a distance of 553.50 feet to a Point; Thence North 70 Degrees 45 Minutes 37 Seconds West a distance of 279.49 feet to a Point; Thence North 61 Degrees 31 Minutes 13 Seconds West a distance of 261.10 feet to a Point; Thence leaving Mill Creek, and with the easterly line of the Paul E. Johnson Property of record at Deed Book 9639 page 428 Register's Office Davidson County, Tennessee, and with an easterly line of the plan of Sugar Valley P.U.D. Boundary, of record in Plat Book 9700, page 374, Register's Office Davidson County, Tennessee the following two calls: North 06 Degrees 29 Minutes 29 Seconds East a distance of 117.39 feet to an iron pin; Thence North 16 Degrees 59 Minutes 29 Seconds East a distance of 473.31 feet to an iron pin; Thence with the easterly line of the Paul E. Johnson Property of record in Deed Book 10066 page 73, and with an easterly line of the plan of Sugar Valley P.U.D. Boundary, of record in Plat Book 9700, page 374, Register's Office Davidson County, Tennessee, North 16 Degrees 59 Minutes 29 Seconds East a distance of 480.39 feet to a fence corner post in the southerly line of the aforesaid plan of Sugar Valley, Section One; Thence with the southerly line of said plan of Sugar Valley, Section One, South 83 Degrees 29 Minutes 57 Seconds East a distance of 195.23 feet to the Point of Beginning, containing 26.836 acres or 1,168,973 square feet, more or less.

Being the same property conveyed to Regent Investments I, Inc., a Tennessee corporation, by Warranty Deed from Y&H, a Tennessee General Partnership, of record as Instrument No. 20050523-0058049 in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its General Partner on this the 12th day of January, 2006.

REGENT INVESTMENTS I, INC.,
A Tennessee Corporation

BY: _____
David C. McGowan, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2006, before me personally appeared David C. McGowan, Jr., President of Regent Investments I, Inc., a Tennessee corporation, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as its President.

_____
Notary Public

My commission expires:
3/22/09

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

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