Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LUI Nashville Roundabout, LLC 5 Greenway Plaza, Suite 1300 Houston, Texas 770046	093-13-0-033.00 093-13-0-034.00 093-13-0-036.00 093-13-0-563.00 093-13-0-016.00 093-13-0-032.00	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

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 and sufficiency of which are hereby acknowledged, **Music Square Properties, LLC**, a Tennessee limited liability company ("Music Square"), has bargained and sold, and by these presents does hereby transfer and convey to LUI Nashville Roundabout, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A, which is attached hereto; and **Alexander-Smith Limited Partnership**, a Tennessee limited partnership ("Alexander-Smith"), has bargained and sold, and by these presents does hereby transfer and convey to **LUI NASHVILLE ROUNDABOUT, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit B, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 21 Music Circle East, 25 Music Circle East, 27 Music Circle East, and 1528 Music Circle East, and 1521 Demonbreun Street and 1525 Demonbreun Street, Nashville, Davidson County, Tennessee.

This conveyance of the interest of Music Square and Alexander-Smith in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 03/15/06 15:57 8 pgs
Fees:42.00 Taxes:0.00
20060315-0030115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Richard A Wane
Affiant

Subscribed and sworn to me this 15TH day of November, 2005.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: 9/20/07

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

1256887 v1
100103-000 3/15/2006

Executed this ____ day of March, 2006.

MUSIC SQUARE PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Clifford B. Williamson, Secretary

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 Clifford B. Williamson, 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 Secretary of Music Square Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the limited liability company, in his capacity as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, the 15TH day of March, 2006.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: 9/28/09

BARBARA KIMMINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

1256887 v1
100103-000 3/15/2006

ALEXANDER-SMITH LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: Smith-Alexander Enterprises, Inc.
General Partner

By: _____
Clifford B. Williamson
Chief Operating Officer

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 Clifford B. Williamson, 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 Operating Officer of Smith-Alexander Enterprises, Inc., the general partner of Alexander-Smith Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the corporation, in his capacity as Chief Operating Officer.

Witness my hand and seal, at office in Nashville, Tennessee, the 15th day of March, 2006.

Barbara Cummins
NOTARY PUBLIC
My Commission Expires: 9/22/07

BARBARA CUMMINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

1256887 v1
100103-000 3/15/2006

EXHIBIT A

Parcel 16 Description

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the northwest by Right-of-Way (ROW) Demonbreun Street (ROW varies), on the northeast by Music Square Properties as recorded in Instrument #200012290127641 Registers Office Davidson County (RODC), on the southeast by ROW of Metro Alley 234 (ROW varies), also on the southeast by ROW of Division Street (60' ROW). Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Demonbreun Street, Division Street, Music Square East and 16th Avenue South; thence leaving said intersection North 88°51'34" East 121.57 feet to the TRUE POINT OF BEGINNING being a point on the southeasterly ROW margin of Demonbreun Street, said point also being the southeast ROW return on said ROW; thence with said ROW and a curve to the right having a radius of 384.50 feet, an arc length of 22.23 feet, a central angle of 3°18'45", a chord bearing and distance of North 53°54'58" East 22.23 feet to a set point; thence continuing with a curve to the right having a radius of 2469.50 feet, an arc length of 303.54 feet, a central angle of 7°02'33", a chord bearing and distance of North 59°05'38" East 303.35 feet to a set point; thence North 62°36'54" East 135.88 feet to a set point, being the northeast corner of the property being described; thence leaving said ROW South 27°53'00" East 110.41 feet to a found PK nail on the northwesterly ROW margin of Metro Alley 234; thence with said Alley ROW South 62°34'17" West 175.09 feet to a found PK Nail; thence continuing South 27°54'00" East 140.97 feet to a set point; thence continuing with a curve to the right having a radius of 20.00 feet, an arc length of 44.02 feet, a central angle of 126°06'42", a chord bearing and distance of South 35°09'21" West 35.66 feet to a set point on the northerly ROW of Division Street; thence with said ROW North 81°47'18" West 240.43 feet to a set point; thence continuing North 81°45'18" West 89.44 feet to a set point; thence continuing with said ROW and merging into the ROW of Demonbreun Street with a curve to the right having a radius of 30.00 feet, an arc length of 70.17 feet, a central angle of 134°00'53", a chord bearing and distance of North 14°44'51" West 55.23 feet to the true point of beginning.

Containing 71,487 square feet or 1.64 acres.

PROPERTY DESCRIPTION
Parcels 32

Being a tract of land in Nashville Davidson County, Tennessee located at the northwest intersection corner of Music Circle East and Division Street. Being portion of Lot 290 of the Subdivision Plan of McNairy's West Nashville Property recorded in Plat Book 1, Page 15 in the Register's Office of Davidson County, Tennessee. Being described as follows:

POINT OF BEGINNING being the southwest corner of said Lot 289; Thence, along the northern Right-of-Way (ROW) of said Music Circle East South 62°33'47" West 5.00 feet to a point at the on Right of Way (ROW) margin of Alley #234, Thence along said ROW margin of Alley North 27°54'00" West 164.93 feet to a point on curve to the right having a Radius of 5.00 feet, an arc length of 7.85 an delta angle of 90°00'06" and a chord bearing and distance of North 17°05'57" East 7.07 feet to a point, Thence leaving said Alley South 27°54'00" East 169.97 feet to a the Point of Beginning

Containing 844 Square Feet or 0.02 Acres

Bearings referenced to Plat Book 5800, Page 62 R.O.D.C., TN.

PROPERTY DESCRIPTION

Parcels 33 & 34

Being a tract of land in Nashville Davidson County, Tennessee located at the northwest intersection corner of Music Circle East and Division Street. Being Lots 288 and 289 of the Subdivision Plan of McNairy's West Nashville Property recorded in Plat Book 1, Page 15 in the Register's Office of Davidson County, Tennessee. Being described as follows:

POINT OF BEGINNING being the southeast corner of said Lot 288; Thence, along the northern Right-of-Way (ROW) of said Music Circle East South 62°33'47" West 100.04 feet to a found iron rod at the southwest corner of said Lot 289; Thence, leaving said ROW and along the western boundary of said Lot 289 North 27°54'00" West 169.97 feet to a point on the southern boundary of an 17.5 foot Alley; Thence, along said Alley North 62°33'17" East 100.06 feet to a point on the northeast corner of said Lot 288; Thence, leaving said Alley and along the eastern boundary of said Lot 288 South 27°53'35" East 169.98 feet to the Point of Beginning.

Containing 17,005.69 Square Feet or 0.39 Acres

Bearings referenced to Plat Book 5800, Page 62 R.O.D.C., TN.

PARCEL 36

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the North by Right-of-Way (ROW) of Demonbreun Street (ROW varies), on the East by Capitol Demonbreun, LLC as recorded in Deed Book 11120, Page 660 Registers Office Davidson County (RODC), on the South by ROW of Music Circle East (ROW varies), on the West by ROW of Metro Alley 234 (17.5' ROW), also on the West by Alexander-Smith LTD. Partnership as recorded in Deed Book 10856, Page 170 RODC. Tract being described as follows:

POINT OF BEGINNING being the Northwest corner of Map 93-13, Parcel 36, also known as "Lot 2 of First Revision Lots 1 & 2- Music Circle East" as recorded in Plat Book 5200, Page 426 RODC, being a set point; thence with southerly ROW of Demonbreun Street North 62°36'54" East 149.90 feet to a set point; thence leaving said ROW South 27°53'06" East 297.83 feet to a set point in the northerly ROW of Music Circle East; thence with said ROW South 62°36'54" West 106.78 feet to a set point; thence leaving said ROW and with a curve to the right having a radius of 10.00 feet, an arc length of 15.62 feet, a central angle of 89°30'00", a chord bearing and distance of North 72°38'06" West 14.08 feet to a set point in the easterly margin of Metro. Alley #234; thence with said Alley North 27°53'06" West 177.54 feet to a set point; thence continuing with said Alley South 62°34'17" West 33.21 feet to a found PK nail; thence leaving said Alley North 27°53'00" West 110.41 feet to the point of beginning.

Containing 38,399 square feet or 0.88 acres.

PARCEL 563

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the North and East by Right-of-Way (ROW) of Metro. Alley #234 (17.5' ROW), on the South by ROW of Music Circle East (ROW varies), on the West by Sherman Ford as recorded in Deed Book 6405, Page 546 as Registers Office Davidson County. Tract being described as follows:

POINT OF BEGINNING being South 27°54'00" East 127.88 feet from the Northwest corner of Map 93-13, Parcel 36, also known as "Lot 2, First Revision of Lots 1 & 2- Music Circle East", as recorded in Plat Book 5200, Page 426 RODC, being a found PK nail in the southerly ROW of Metro. Alley #234; thence with said Alley North 62°33'17" East 3.27 feet to a set point; thence continuing with said Alley and a curve to the right having a radius of 10.00 feet, an arc length of 15.63 feet, a central angle of 89°32'32", a chord bearing and distance of South 72°39'22" East 14.09 feet to a set point in the westerly margin of said Alley; thence continuing with said Alley South 27°53'06" East 149.96 feet to a set point; thence with a curve to the right having a radius of 10.00 feet, an arc length of 15.78 feet, a central angle of 90°25'47", a chord bearing and distance of South 17°19'48" West 14.20 feet to a point in the northerly margin of Music Circle East; thence with said ROW South 62°33'47" West 3.12 feet to a found iron pipe; thence leaving said ROW North 27°53'06" West 169.96 feet to the point of beginning.

Containing 2,199 square feet or 0.05 acres.

(BEING THE SAME PROPERTY CONVEYED TO LUI NASHVILLE ROUNDABOUT, LLC BY DEED OF RECORD AS INSTRUMENT NO 20040315-0030113