2nd

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Investors Towne Center Partners I, L.P. c/o Investors Real Estate Services, LLC 100 Winners Circle; Suite 400 Brentwood, Tennessee 37027	Tax Parcel No. 171/2	SAME ADDRESS AS OWNER
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM R. RACKLEY, an individual resident of the State of Tennessee ("Grantor"), by these presents hereby sells, assigns, and quitclaims to INVESTORS TOWNE CENTER PARTNERS I, L.P., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property, being part of the property more commonly known as 100 Franklin Pike, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 03/16/06 08:31 3 pgs
Fees:17.00 Taxes:0.00
20060316-0030188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 15th day of March, 2006.

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9-19-2009

My Commission Expires SEPT. 19, 2009

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 15th day of March, 2006.

GRANTOR:

William R. Rackley

William R. Rackley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mark E Morrison, a Notary Public, William R. Rackley, with whom I am personally acquainted (or whom proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand, at office, this 15th day of March, 2006.

Notary Public
My Commission Expires: 9-19-2009

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a parcel of land lying in the Thirty-First Councilman District of Nashville, Davidson County, Tennessee. Said parcel is located in the southeast quadrant of the intersection of Old Hickory Boulevard and Franklin Pike and being more particularly described as follows:

Beginning at a point in the easterly margin of Franklin Pike approximately 358 feet south of Old Hickory Boulevard at the northwest corner of Kimbro Oil Company of record in Deed Book 1450, page 804 shown as Lot 1, Wilkins & Campbell Subdivision of record in Plat Book 7900, page 201, R.O.D.C. and being the southwest corner of the herein described property;

Thence, with the easterly margin of said Franklin Pike, N 25 degrees 31 minutes 30 seconds E a distance of 69.64' to a point;

Thence, continuing with said margin, with a curve turning to the left with an arc length of 289.15', with a radius of 1475.39', with a chord bearing of N 20 degrees 00 minutes 56 seconds E, with a chord length of 288.69' to a point in the southerly margin of Old Hickory Boulevard;

Thence, with said margin, N 72 degrees 15 minutes 35 seconds E a distance of 11.17' to a point in the westerly margin of the CSX Transportation Rail Road;

Thence, with the westerly margin of said CSX, S 02 degrees 09 minutes 35 seconds W a distance of 222.86' to a point;

Thence, continuing with said margin, S 02 degrees 47 minutes 27 seconds E a distance of 150.00' to a P.K. Nail at the northerly corner of said Kimbro Oil Company;

Thence, with said Kimbro Oil Company the next three calls: S 80 degrees 02 minutes 33 seconds W a distance of 67.44' to a point;

Thence, N 48 degrees 46 minutes 27 seconds W a distance of 34.59' to an iron pin;

Thence, N 62 Degrees 30 minutes 34 seconds W a distance of 51.76' to the Point of Beginning and containing 25,333 square feet or 0.58 acres more or less.

Being the same property conveyed (i) to William R. Rackley by Special Warranty Deed, dated May 22, 1992, from First American National Bank, a national banking association, of record in Book 8632, page 680, Register's Office of Davidson County, Tennessee; and quitclaimed to William R. Rackley by Quitclaim Deed, dated May 22, 1992, from First American National Bank, of record in Book 8632, page 690, Register's Office of Davidson County, Tennessee, and (ii) to William R. Rackley by Special Warranty Deed, dated May 22, 1992, from First American National Bank, a national banking association, of record in Book 8632, page 684, Register's Office of Davidson County, Tennessee; and quitclaimed to William R. Rackley, by Quitclaim Deed, dated May 22, 1992, from First American National Bank, of record in Book 8632, page 688, Register's Office of Davidson County, Tennessee.