Sherrard TeAcI

Davidson County DEEDQC
Recvd: 03/20/06 08:20 5 pgs
Fees:27.00 Taxes:0.00

20060320-0031332

# QUITCLAIM DEED

FROM: United States Cold Storage, Inc.

**Grantor**

This instrument was prepared by:
C. Mark Carver
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

TO: Crosland Capitol View, LLC

**Grantee**

| Address New Owner as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Crosland Capitol View, LLC<br>401 Church Street, Suite 3000<br>Nashville, TN 37219 | Same | Map 93-01, Parcel 33, 46 and 72 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $10.00.

Affiant

Sworn to and subscribed before me, this 17th day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

NOTARY PUBLIC Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, United States Cold Storage, Inc. (the "Grantor"), does hereby quitclaim unto Crosland Capitol View, LLC (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest, in and to certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

(Remainder of Page Intentionally Left Blank)

Executed effective the 17th day of March, 2006.

**GRANTOR:** United States Cold Storage, Inc.

By: _____
James Slamon, Vice President &
Chief Financial Officer

STATE OF NEW JERSEY )
)
COUNTY OF CAMDEN )

Before me, Pamela K. Burrell, a Notary Public in and for the County and State aforesaid, personally appeared James Slamon 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 Vice President and Chief Financial Officer of United States Cold Storage, Inc., the within named bargainor, a corporation, and that he as such Vice President and Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President and Chief Financial Officer.

Witness my hand and seal, at office in Camden County, New Jersey, this 15th day of March, 2006.

Pamela K. Burrell
Notary Public

PAMELA K. BURRELL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 3, 2006

My Commission Expires: 5-3-06

## EXHIBIT A

### Property Description

Parcel 33

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Jo Johnston Avenue, and the westerly right-of-way line of Tenth Avenue North, said existing iron rod being located at Northing: 667,906.41; Easting: 1,735,212.42; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the westerly right-of-way line of Tenth Avenue North, with the northerly right-of-way line of Jo Johnston Avenue, South 62 deg 37 min 51 sec West, 114.60 feet to an existing pk nail in the easterly right-of-way line of CSX Transportation Railroad;

Thence leaving the northerly right-of-way line of Jo Johnston Avenue, with the easterly right-of-way line of CSX Transportation Railroad, with a curve to the left, along an arc length of 396.01 feet, the central angle of which is 15 deg 45 min 44 sec, the radius of which is 1439.50 feet, the chord of which is North 57 deg 42 min 57 sec West, 394.76 feet to an existing iron rod;

Thence South 28 deg 16 min 45 sec East, 10.00 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 352.89 feet, the central angle of which is 21 deg 26 min 21 sec, the radius of which is 943.08 feet, the chord of which is North 78 deg 30 min 26 sec West, 350.83 feet to an existing iron rod, at a corner common with the southerly right-of-way line of CSX Transportation Railroad;

Thence leaving the easterly right-of-way line of CSX Transportation Railroad, with the southerly right-of-way line of CSX Transportation Railroad, with a curve to the right, along an arc length of 274.16 feet, the central angle of which is 04 deg 19 min 23 sec, the radius of which is 3633.62 feet, the chord of which is North 71 deg 11 min 28 sec East, 274.09 feet to an iron rod set;

Thence North 73 deg 21 min 09 sec East, 313.68 feet to an existing iron rod, at a corner common with the westerly right-of-way line of Tenth Avenue North;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly right-of-way line of Tenth Avenue North, South 28 deg 21 min 41 sec East, 451.71 feet to the POINT OF BEGINNING. Containing 132,433 square feet or 3.040 acres more or less.

Being the same property conveyed to Noel and Company, as of record in Deed Book 448, Page 482, at the Register's Office for Davidson County, Tennessee. Pursuant to Articles of Merger recorded in Book 6345, page 532, said Register's Office, Noel and Company is now known as United States Cold Storage, Inc., a New Jersey corporation.

**Parcel 46**

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lot Q, of the Revised Subdivision Plat of Capitol Hill Redevelopment Project, as of record in Plat Book 2663, Page 120, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing concrete monument at the intersection of the westerly right-of-way line of CSX Transportation Railroad and the northerly right-of-way line of Gay Street;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad, with the northerly right-of-way line of Gay Street, South 62 deg 00 min 39 sec West, 89.86 feet to an "X" in concrete;

Thence with a curve to the right, along an arc length of 7.76 feet, the central angle of which is 88 deg 52 min 01 sec, the radius of which is 5.00 feet, the chord of which is North 73 deg 33 min 20 sec West, 7.00 feet to an iron rod set at the intersection with the easterly right-of-way line of Tenth Avenue North;

Thence leaving the northerly right-of-way line of Gay Street, with the easterly right-of-way line of Tenth Avenue North, North 29 deg 07 min 20 sec West, 217.75 feet to an iron rod set, at the intersection with the southerly right-of-way line of Jo Johnston Avenue;

Thence leaving the easterly right-of-way line of Tenth Avenue North, with the southerly right-of-way line of Jo Johnston Avenue, with a curve to the right, along an arc length of 36.62 feet, the central angle of which is 91 deg 14 min 00 sec, the radius of which is 23.00 feet, the chord of which is North 16 deg 32 min 38 sec East, 32.88 feet to an iron rod set;

Thence North 62 deg 09 min 32 sec East, 181.85 feet to an existing iron rod at the intersection with the westerly right-of-way line of CSX Transportation Railroad;

Thence leaving the southerly right-of-way line of Jo Johnston Avenue with the westerly right-of-way line of CSX Transportation Railroad, with a curve to the left, along an arc length of 60.80 feet, the central angle of which is 04 deg 44 min 22 sec, the radius of which is 735.00 feet, the chord of which is South 02 deg 33 min 14 sec East, 60.78 feet to an existing concrete monument;

Thence South 05 deg 15 min 21 sec East, 206.10 feet to the POINT OF BEGINNING. Containing 36,371 square feet or 0.835 acres more or less.

Being part of the same property conveyed to Noel & Company, Inc., as of record in Deed Book 3892, Page 395, at the Register's Office for Davidson County, Tennessee. Pursuant to Articles of Merger recorded in Book 6345, page 532, said Register's Office, Noel and Company is now known as United States Cold Storage, Inc., a New Jersey corporation.

**Parcel 72**

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot P of the Revised Subdivision Plat of Capitol Hill Redevelopment Project, as of record in Plat Book 2663, Page 120, at the Register's Office for Davidson County, Tennessee;

Beginning at an existing concrete monument at the intersection with the westerly right-of-way line of CSX Transportation Railroad, and the easterly right-of-way line of Tenth Avenue North, in the northerly right-of-way line of Nelson Merry Street, said existing concrete monument being located at Northing: 667,485.61; Easting: 1,735,499.34; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the northerly right-of-way line of Nelson Merry Street and the westerly right-of-way line of CSX Transportation Railroad, with the easterly right-of-way line of Tenth Avenue North, North 29 deg 07 min 20 sec West, 180.58 feet to an iron rod set at the intersection with the southerly right-of-way line of Gay Street;

Thence leaving the easterly right-of-way line of Tenth Avenue North, with the southerly right-of-way line of Gay Street, with a curve to the right, along an arc length of 7.95 feet, the central angle of which is 91 deg 06 min 00 sec, the radius of which is 5.00 feet, the chord of which is North 16 deg 27 min 39 sec East, 7.14 feet to an "X" in concrete;

Thence North 62 deg 00 min 39 sec East, 76.48 feet to an iron rod set in the westerly right-of-way line of CSX Transportation Railroad;

Thence leaving the southerly right-of-way line of Gay Street, with the westerly right-of-way line of CSX Transportation Railroad, South 05 deg 13 min 20 sec East, 201.33 feet to the POINT OF BEGINNING. Containing 7,567 square feet or 0.174 acres more or less.

Being part of the same property conveyed to Noel & Company, Inc., as of record in Deed Book 3892, Page 395, at the Register's Office for Davidson County, Tennessee. Pursuant to Articles of Merger recorded in Book 6345, page 532, said Register's Office, Noel and Company is now known as United States Cold Storage, Inc., a New Jersey corporation.