Davidson County DEEDQC
Recvd: 04/24/06 14:45 4 pgs
Fees:23.00 Taxes:925.00
20060424-0046738

This Instrument Prepared by and Return to:
David C. Porteous
The Bogatin Law Firm, PLC
1661 International Place, Suite 300
Memphis, TN 38120

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Commerce Center TN Tower L.P., a Delaware limited partnership, party of the first part, in consideration of Ten and no/100 Dollars ($10.00) lawful money of the United States paid by Commerce Center TN Land L.P., a Delaware limited partnership, party of the second part, does hereby bargain, sell, remise, release and quitclaim unto the party of the second part, its successors and assigns, all of the party of the first part's right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit:

#20060424 0046736

(Please see Exhibit "A" attached hereto.)

Being a part of the property conveyed to party of the first part by special warranty deed recorded in Book _____, Page _____ under Instrument No. #_____ in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by its duly authorized officer as of the 17th day of April, 2006.

Commerce Center TN Tower L.P., a Delaware limited partnership

By: SAP IV Commerce Center TN Tower NF GP L.L.C., a Delaware limited liability company, its general partner

By: SAP IV Manager Inc., a Delaware corporation, its manager

By: _____
Name: Michael Katz
Title: Senior Executive V.P.

STATE OF NEW YORK
COUNTY OF ~~NASSAU~~ New York

Before me, a Notary Public, in and for said State and County aforesaid, personally appeared Michael Katz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged himself to be the Sr. E. U. P. of SAP IV Manager Inc., a Delaware corporation ("SAP IV"), the manager of SAP IV Commerce Center TN Tower NF GP L.L.C., a Delaware limited liability company ("SAP IV Commerce"), the general partner of Commerce Center TN Tower L.P., a Delaware limited partnership (the "Maker"), the within named bargainor, and that he is authorized by SAP IV, SAP IV Commerce and the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand and notarial seal at office this 17th day of April, 2006.

Griselda Rodriguez
Notary Public

My Commission Expires:

GRISELDA RODRIGUEZ
Notary Public, State of New York
No. 01RO6131817
Qualified in New York County
Commission Expires August 22, 2009

* * * * * * * * * * * * * * * * *

Property known as: 6918 Stewart's Pike Ferry

Name and Address of Owner and Mail Tax Notices to:

Commerce Center TN Land L.P.
c/o Sterling Advisors IV LLC
111 Great Neck Road
Great Neck, New York 11021
Attn: Richard A. Wilpon

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 250,000.00 .

Commerce Center TN Land L.P., a Delaware limited partnership

By: SAP IV Commerce Center TN Land NF GP L.L.C., a Delaware limited liability company, its general partner,

By: SAP IV Manager Inc., a Delaware corporation, its manager

By: _____
Name: Michael Katz
Title: Senior Executive V.P.

Subscribed and sworn to before me this the 17th day of April, 2006.

_____
Notary Public

My commission expires:

GRISELDA RODRIGUEZ
Notary Public, State of New York
No. 01RO6131817
Qualified in New York County
Commission Expires August 22, 2009

Tax Parcel Identification No.: 96-54

EXHIBIT "A"

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, LOCATED SOUTH OF STEWARTS FERRY PIKE BETWEEN MCCRORY CREEK ROAD AND I-40 AND BEING A PART OF LOT NO. 2, SECTION 3 AS SHOWN ON LARCHWOOD COMMERCIAL SUBDIVISION, AS OF RECORD IN BOOK 5200, PAGE 389, REGISTER'S OFFICE OF DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTH MARGIN OF STEWARTS PERRY PIKE WITH THE WEST MARGIN OF I-40; THENCE WITH THE RIGHT OF WAY OF I-40, S 38° 19' 43" W, 288.00 FEET TO A CONCRETE MONUMENT; THENCE S 15° 56' 42" W, 460.57 FEET TO A CONCRETE MONUMENT; THENCE, LEAVING I-40 WITH THE NORTH LINE OF LOT 1, CNA INSURANCE COMPANY, N 37° 33' 09" W, 574.54 FEET; THENCE N 87° 27' 49" W, 440.00 FEET; THENCE S 50° 32' 12" W, 400.00 FEET; THENCE, N 39° 27' 49" W, 335.00 FEET TO A POINT IN THE EAST MARGIN OF MCCRORY CREEK ROAD; THENCE, WITH SAID ROAD, IN A NORTHERLY DIRECTION ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°12'30" A RADIUS 266.22 FEET, A CHORD BEARING N 47° 27' 44" E, 79.66 FEET AND A CURVE LENGTH OF 79.96 FEET; THENCE N 38° 50' 49" E, 302.61 FEET; THENCE, N 43° 27' 49" E, 62.12 FEET; THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 30' 22", A RADIUS OF 2606.85 FEET, A CHORD BEARING N 35° 05' 38" E, 341.27 FEET AND A CURVE LENGTH OF 341.51 FEET; THENCE, N 42° 21' 45" E, 44.00 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF STEWARTS FERRY PIKE; THENCE, WITH SAID RIGHT OF WAY S 72° 08' 18" E 226.09 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MONUMENT; THENCE S 74° 14' 18" E, 497.83 FEET TO AN EXISTING IRON PIN; THENCE, S 18° 42' 33" W, 97.00 FEET; THENCE, WITH AN ACCESS CONTROL FENCE, S 67° 57' 02" E, 98.35 FEET TO A CONCRETE MONUMENT; THENCE S 70° 18' 02" E, 356.65 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO COMMERCE CENTER TN TOWER L.P., A DELWARE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED FROM VALLEY FORGE LIFE INSURANCE COMPANY OF RECORD IN INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.