Davidson County DEEDQC
Recvd: 05/31/06 14:01 3 pgs
Fees:17.00 Taxes:0.00
20060531-0063889

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Hillsboro Plaza Retail Partnership II c/o Brookside Properties, Inc. 2002 Richard Jones Road, Ste. 200A Nashville, TN 37215	Same	117-14-158.00 7DA 49010
This instrument prepared by: BOULT, CUMMINGS, CONNERS & BERRY, PLC (APC) 1600 Division Street, Suite 700 Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC**, a Tennessee limited liability company ("Spiva/Hill"), hereby releases and quitclaims to **HILLSBORO PLAZA RETAIL PARTNERS II**, a Tennessee partnership, any interest Spiva/Hill may have in the property described in Exhibit A, which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2006.

Notary Public

My Commission Expires: March 31, 2007

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Spiva/Hill has executed this Quitclaim Deed this the _____ day of May, 2006.

SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC,
a Tennessee limited liability company

By:_____
George N. Spiva, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melinda A. Watkins, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Spiva/Hill Management and Investment, LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, on this the 23rd day of May, 2006.

MELINDA A. WATKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires NOV. 24, 2007

My Commission expires:_____

EXHIBIT A

[Legal Description]

Being a parcel of land lying in the Twenty-fifth Council District of Nashville, Davidson County, Tennessee. Being Parcel 158, Spiva/Hill Management Investment, LLC, of record in Instrument Number 200406040066426, Register's Office for Davidson County, Tennessee, located in the northeast quadrant of the intersection of Hillsboro Pike and Richard Jones Road, described according to survey by Ted J. Stevenson II, R.L.S. # 2136, dated April 7, 2005, Ragan Smith Associates, Job No. 05-077, Work Order 8193, being more particularly described as follows:

Beginning at an iron rod in the northerly margin of Richard Jones Road at the southeast corner of Parcel 157, WRW-BNA of record in Instrument Number 200505030049205, Register's Office for Davidson County, Tennessee and the southwest corner of the herein described property;

Thence, leaving said margin with said WRW-BNA, North 25 degrees 03 minutes 27 seconds East, 290.86 feet to an iron rod in the westerly line of Water's Edge Limited Partnership of record in Instrument Number 200603080027287, Register's Office for Davidson County, Tennessee;

Thence, with said Water's Edge Limited Partnership, South 04 degrees 40 minutes 44 seconds West, 266.72 feet to an iron rod in the northerly margin of Richard Jones Road;

Thence, with said margin, North 88 degrees 40 minutes 31 seconds West, 101.46 feet to Point of Beginning and containing 13,507 square feet or 0.31 acres more or less.

Being the same property conveyed to Spiva/Hill Management and Investment, LLC, by Beckerland, a general partnership, by deed dated November 19, 2003 of record in Instrument No. 200311200169402 in the Register's Office for Davidson County, Tennessee and by Gary D. Baker and wife, Laura Baker, by deed dated May 27, 2004 of record in Instrument No. 200406040066426 in the Register's Office for Davidson County, Tennessee.