Davidson County DEEDQC
Recvd: 06/09/06 15:36 7 pgs
Fees:37.00 Taxes:0.00
20060609-0069070

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
(BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
IPC MetroCenter, LLC 303 North Hurstbourne Pkwy., Ste. 115 Louisville, KY 40222	Same	07016002000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **US REAL ESTATE LIMITED PARTNERSHIP formerly known as USAA REAL ESTATE LIMITED PARTNERSHIP**, a Texas limited partnership (hereinafter "Grantor"), does hereby quitclaim unto **IPC METROCENTER, LLC**, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property").

This is improved property known as Plaza Tower, 200 Athens Way, Nashville, Davidson County, Tennessee, 37228. The Property is quitclaimed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property. This Quitclaim Deed is being executed contemporaneous with a Special Warranty Deed conveying the same property by a description of the lot on the plan of Metrocenter Section Nineteen, said plan being of record in Book 5800, Page 341, Register's Office for Davidson County, Tennessee. This Quitclaim Deed is being executed for the purpose of quitclaiming said property by description taken from a recently-prepared survey, as further described in **Exhibit A**. Nothing

herein shall be construed as limiting or superseding the warranties set forth in the above-referenced Special Warranty Deed, which is of record at Instrument No. 20060609-0069069 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of June, 2006.

GRANTOR:

US REAL ESTATE LIMITED PARTNERSHIP,
a Texas limited partnership

By: USAA REAL ESTATE COMPANY, a
Delaware corporation

By: _____
John Post, Assistant Vice President

STATE OF _____)
COUNTY OF _____)

The actual consideration for this transfer is $_____0_____.

IPC METROCENTER, LLC

By:_____
Print Name: _____
Title: _____

Subscribed and sworn to before me, this ____ day of June, 2006.

_____
NOTARY PUBLIC

My Commission Expires:

_____

herein shall be construed as limiting or superseding the warranties set forth in the above-referenced Special Warranty Deed, which is of record at Instrument No. Y, Register's Office for Davidson County, Tennessee. X 20060609-0069069

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of June, 2006.

GRANTOR:

US REAL ESTATE LIMITED PARTNERSHIP,
a Texas limited partnership

By: USAA REAL ESTATE COMPANY, a
Delaware corporation

By: _____
Print Name: _____
Title: _____

STATE OF Kentucky)
COUNTY OF Jefferson)

The actual consideration for this transfer is $ 0 .

COLLEEN E. McVICAR NOTARY PUBLIC STATE AT LARGE, KY.

IPC METROCENTER, LLC

By: _____
Print Name: Lynn Allen
Title: Vice President

Subscribed and sworn to before me, this 8th **day of June, 2006.**

Colleen E. McVicar
NOTARY PUBLIC

My Commission Expires:

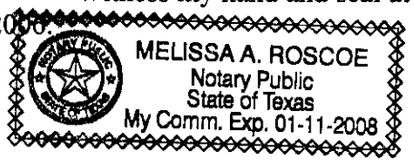
MY COMMISSION EXPIRES 6/9/2009

45296287.3

STATE OF TEXAS)
COUNTY OF BEXAR)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Post, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of USAA Real Estate Company, general partner of **US Real Estate Limited Partnership**, the within-named bargainor, a Texas limited partnership, and that he/she as such AVP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself/herself as such AVP.

Witness my hand and seal at office in the aforesaid state and county, this 7th day of June, 2006.



Notary Public

My Commission Expires:
1-11-2008

45296287.3

EXHIBIT A
REAL PROPERTY DESCRIPTION

INSERT SURVEY METES AND BOUNDS LEGAL DESCRIPTION FOR PLAZA TOWER, LOT 2, 200 ATHENS WAY, 8.7 ACRES

Being the same property conveyed to USAA REAL ESTATE LIMITED PARTNERSHIP now known as US REAL ESTATE LIMITED PARTNERSHIP by Deed of record at Book 8517, Page 675, Register's Office for Davidson County, Tennessee. This description is based on a survey prepared by Crawford Land Surveyors, P.C., dated April 13, 2006 (J. Alan Cummings, Registered Land Surveyor, Registration No. 2351).

Land lying in the Second Councilmanic District of Nashville, Davidson County, Tennessee and being the same property conveyed to USAA Real Estate of Record in Deed Book 8517, Page 675, R.O.D.C. being Lot 2 on Metrocenter Section Nineteen Resubdivision of Part of Block "D" Section No. 1 of Record in Plat Book 5800, Page 341, R.O.D.C. and being more particularly described as follows:

Beginning at iron pin (set) in the easterly margin of Athens Way (84' R.O.W.) and the northwesterly corner of USAA Real Estate of Record in Deed Book 8146, Page 478, R.O.D.C. and being the southwesterly corner of the hereon described tract;

Thence, along the easterly margin of Athens Way (84' R.O.W.) for the next two (2) courses and distances:

Thence, along a curve to the left having a central angle of 2°42'05", a radius of 1951.86 feet, an arc length of 92.03 feet and being subtended by a chord which bears North 25°05'13" East, a distance of 92.03 feet to an iron pin (set);

Thence, North 23°44'10" East, a distance of 192.79 feet to an iron pin (set);

Thence, along the southerly margin of French Landing Drive for the next four (4) courses and distances:

Thence, along a curve to the right having a central angle of 90°00'00", a radius of 50.00 feet, an arc length of 78.54 feet and being subtended by a chord which bears North 68°44'10" East, a distance of 70.71 feet to an iron pin (set);

Thence, South 66°15'50" East, a distance of 168.65 feet to an iron pin (set);

Thence, along a curve to the right having a central angle of 14°45'40", a radius of 1070.00 feet, an arc length of 275.66 feet and being subtended by a chord which bears South 58°52'58" East 274.90 feet to an iron pin (set);

Thence, along a curve to the right having a central angle of 39°15'58", a radius of 1070.00 feet, an arc length of 733.30 feet and being subtended by a chord which bears South 31°52'10" East, 719.03 feet to an iron pin (set);

Thence, along the westerly and northerly lines of USAA Real Estate of record in Deed Book 8146, Page 478, R.O.D.C. for the next five (5) courses and distances:

Thence, South 67°45'00" West, a distance of 55.07 feet to an iron pin (set);

Thence, along a curve to the left having a central angle of 13°21'02", a radius of 1300.00 feet, an arc length of 302.91 feet and being subtended by a chord which bears South 73°38'52" West, 302.23 feet to an iron pin (set);

Thence, along a curve to the left having a central angle of 44°38'01", a radius of 715.00 feet, an arc length of 556.99 feet and being subtend by a chord which bears North 32°02'30" West, 543.01 feet to an iron pin (set);

Thence, North 61°47'00" West, a distance of 50.00 feet to iron pin (set);

Thence, North 60°35'00" West, a distance of 320.00 feet to the point of beginning.

The above described property is the same property as described in Fidelity National Title Insurance Company, Commitment Number 20050113TN, dated March 15, 2006.

Containing 379,090 Square Feet or 8.70 Acres, more or less.

