Davidson County DEEDQC
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Fees:37.00 Taxes:0.00
20060609-0069072

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	07016002100

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, **USAA REAL ESTATE COMPANY**, a Delaware corporation (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 I at MetroCenter, 210 and 220 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. X, 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:

X 20060609-
0069071

USAA REAL ESTATE COMPANY

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:

_____

warranties set forth in the above-referenced Special Warranty Deed, which is of record at Instrument No. _____, Register's Office for Davidson County, Tennessee.

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

GRANTOR:

USAA REAL ESTATE COMPANY

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

45296295.3

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**, the within-named bargainor, a Delaware corporation, 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 corporation 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.

MELISSA A. ROSCOE
Notary Public
State of Texas
My Comm. Exp. 01-11-2008

Notary Public

My Commission Expires:
1-11-2008

45296295.3

EXHIBIT A
REAL PROPERTY DESCRIPTION

INSERT SURVEY METES AND BOUNDS LEGAL DESCRIPTION FOR PLAZA I, LOT 1, 220 ATHENS WAY 10.01 ACRES

Being the same property conveyed to USAA REAL ESTATE COMPANY by Deed of record at Book 8146, Page 478, 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 8146, Page 478, R.O.D.C., being Lot 1 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.) the southwesterly corner of USAA Real Estate Limited Partnership of Record in Deed Book 8517, Page 675, R.O.D.C. and being the northwesterly corner of the hereon described tract;

Thence, along the southerly lines of USAA Real Estate Limited Partnership of Record in Deed Book 8517, Page 675, R.O.D.C. for the next five (5) courses and distances;

Thence, South 60°35'00" East, a distance of 320.00 feet to an iron pin (set);

Thence, South 61°47'00" East, a distance of 50.00 feet to an iron pin (set)

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

Thence, along a curve to the right 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 North 73°38'52" East a distance of 302.23 feet to an iron pin (set);

Thence, North 67°45'00" East, a distance of 55.07 feet to an iron pin in the southerly margin of French Landing Drive (60' R.O.W.);

Thence, with said margin and a curve to the right having a central angle of 4°04'06", having a radius of 1070.00 feet, an arc length of 75.99 feet and being subtended by a chord which bears South 10°13'20" East 75.82 feet to an iron pin (set);

Thence, leaving said margin along a curve to the left having a and a central angle of 13°20'00", a radius of 2206.30 feet, an arc length of 513.43 feet and being subtended by a chord which bears South 67°55'00" West a distance of 512.27 feet to an iron pin (set);

Thence, South 61°15'01" West, a distance of 171.68 feet to an iron pin (set);

Thence, along or near the northerly line of American Realty Trust of Record in Plat Book 9700, Page 787, R.O.D.C. for the next two courses and distances;

Thence, along a curve to the left having a central angle of 8°41'59", a radius of 1250.00 feet, an arc length of 189.62 feet and being subtended by a chord which bears North 45°42'00" West 189.80 feet to an iron pin (set);

Thence, North 50°03'00" West, a distance of 586.00 feet to an iron pin set in the easterly margin of Athens Way (R.O.W. 84');

Thence, with said road and along a curve to the left a central angle of 13°12'31" a radius of 1951.86 feet, an arc length of 449.97 feet and being subtended by a chord which bears North 33°02'28" East 448.97 feet to the point of beginning.

The above described property is the same property as described in Fidelity National Title Insurance Company, Commitment Number 20050112TN, dated March 15, 2006.

Containing 435,945 Square Feet or 10.01 Acres, more or less.

