This instrument was prepared by Patricia R. Young, Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, TN 37027

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Leeward Caye Holdings, L.P. and Aston Capital, L.P. 5250 Virgina Way, Ste. 155 Brentwood, TN 37027	Same	Map 114 Parcel 302

State of Tennessee)
County of Davidson) The actual consideration or value for this transfer, whichever is greater is $0.00.

Affiant

Personally appeared before me, sworn to and subscribed before me this 6th day of July 2006.

My commission expires: 11-22-08

Notary Public

PHYLLIS R. VANORST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FOR NO CONSIDERATION, Louis McRedmond Investment Group, L.P. (the "Grantor"), a Tennessee limited partnership, does hereby quitclaim and convey unto **Leeward Caye Holdings, L.P.**, a Tennessee limited partnership, and **Aston Capital, L.P.**, a Tennessee limited partnership, (the "Grantees"), their successors and assigns, as tenants in common, with each holding a one-half undivided interest, all of its right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described in **Exhibit A** attached hereto.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

This is unimproved property known as: Parcel 302 of Davidson County Tax Map 114.

Davidson County DEEDQC
Recvd: 07/21/06 14:46 3 pgs
Fees:17.00 Taxes:0.00
20060721-0088359

[Signature on following page]

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of July 2006.

GRANTOR: Louis McRedmond Investment Group, L.P., a Tennessee limited partnership

By Its General Partner: Louis McRedmond Management, Inc.

By: Stephanie Keller
, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Stephanie Keller, 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 President of Louis McRedmond Management, Inc., the general partner of **Louis McRedmond Investment Group, L.P.,**, a Tennessee limited partnership, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President of the general partner of Louis McRedmond Investment Group, L.P.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of July 2006.

Phyllis R Vanolst
NOTARY PUBLIC

My Commission Expires:
11-22-08

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

[Legal Description]

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOT 1 ON THE PLAN OF McREDMOND CENTER, AS OF RECORD IN PLAT BOOK 6900, PAGE 919, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE (U.S. HIGHWAY 70), WIDTH VARIES AND THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, WIDTH VARIES;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE, SOUTH 50 DEG 24 MIN 14 SEC WEST, 211.84 FEET TO A POINT IN THE CENTER LINE OF CREEK, TRIBUTARY No. 1 TO OVERALL CREEK, AT A CORNER COMMON WITH LOUIS McREDMOND, AS OF RECORD IN DEED BOOK 10304, PAGE 753, AT SAID REGISTER'S OFFICE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE WITH THE EASTERLY PROPERTY LINE OF LOUIS McREDMOND, BEING THE CENTER LINE OF SAID CREEK, NORTH 19 DEG 04 MIN 52 SEC WEST, 99.82 FEET TO A POINT;

THENCE NORTH 30 DEG 04 MIN 52 SEC WEST, 70.00 FEET TO A POINT;

THENCE NORTH 17 DEG 05 MIN 25 SEC WEST, 197.12 FEET TO A POINT;

THENCE LEAVING THE CENTER LINE OF SAID CREEK, NORTH 45 DEG 41 MIN 41 SEC EAST, PASSING AN EXISTING CONCRETE MONUMENT AT 15.09 FEET FOR A TOTAL OF 392.96 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 81.40 FEET, THE RADIUS OF WHICH IS 2903.59 FEET, THE CENTRAL ANGLE OF WHICH IS 01 DEG 36 MIN 23 SEC, THE CHORD OF WHICH IS SOUTH 02 DEG 21 MIN 15 SEC WEST, 81.40 FEET TO AN IRON ROD SET;

THENCE SOUTH 87 DEG 56 MIN 34 SEC WEST, 7.87 FEET TO AN EXISTING IRON ROD;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 233.02 FEET, THE RADIUS OF WHICH IS 2905.93 FEET, THE CENTRAL ANGLE OF WHICH IS 04 DEG 35 MIN 40 SEC, THE CHORD OF WHICH IS SOUTH 01 DEG 43 MIN 13 SEC EAST, 232.96 FEET TO AN IRON ROD SET;

THENCE SOUTH 04 DEG 01 MIN 03 SEC EAST, 168.67 FEET TO THE POINT OF BEGINNING, CONTAINING 102,799 SQUARE FEET (2.36 ACRES MORE OR LESS).

PURSUANT TO THE SURVEY PREPARED BY R. SCOT CHERRY, RLS NO. 1512 OF CHERRY LAND SURVEYING, DATED JULY 12, 2006.

THIS QUIT CLAIM DEED IS BEING RECORDED FOR THE PURPOSES OF USING THE ABOVE METES AND BOUNDS DESCRIPTION FOR LOT 1 ON THE PLAN OF McREDMOND CENTER, AS OF RECORD IN PLAT BOOK 6900, PAGE 919, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO LOUIS McREDMOND, AS OF RECORD IN DEED BOOK 10304, PAGE 753, AND BEING THE SAME PROPERTY CONVEYED TO ASTON CAPITAL, L.P., A TENNESSEE LIMITED PARTNERSHIP AND LEEWARD CAYE HOLDINGS, L.P., A TENNESSEE LIMITED PARTNERSHIP, AS TENANTS IN COMMON, WITH EACH HOLDING A ONE-HALF UNDIVIDED INTEREST, AS OF RECORD IN INSTRUMENT NO. 20060711-0083333, AT SAID REGISTER'S OFFICE.