2nd

Davidson County DEEDQC
Recvd: 09/29/06 15:51 3 pgs
Fees:17.00 Taxes:0.00
20060929-0121024

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (SWF)
424 Church St., Suite 2000
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Germantown Madison Square, LLC 2206 21st Avenue South Nashville, TN 37212	Same	Map 82-13 Parcel 198

For and in consideration of TEN DOLLARS the receipt of which is hereby acknowledged, Core Development Services, LLC, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto Germantown Madison Square, LLC, a Tennessee limited liability company ("Grantee") all of its interest in the following described real property situated in the County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached.

This is improved property known as 510 Madison Street, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, the undersigned Grantor has caused this deed to be executed and delivered by its duly authorized officer, on this the 29th day of September, 2006.

CORE DEVELOPMENT
SERVICES, LLC

By: A White

Aaron White, Chief Manager

364855.02 6683-0011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Aaron White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the Chief Manager of Core Development Services, LLC, a Tennessee limited liability company, the within named bargainor, who further acknowledged that he executed the foregoing instrument for the purposes therein by signing the name of the limited liability company by himself as its Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29th day of September, 2006.

NOTARY PUBLIC

MARILYN HYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer for conveyance tax purposes is $-0-.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2006.

Notary Public

My Commission Expires: 11/22/06

MARILYN HYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being a portion of Lot 91 of the D. T. McGavock's First Addition to Nashville, as of record in Book 10, page 604, 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 Madison Street, 31.5 feet in width, and the easterly right-of-way line of 6th Avenue North, 49.5 feet in width;

Thence leaving the northerly right-of-way line of Madison Street with the easterly right-of-way line of 6th Avenue North, North 27 Deg. 22 Min. 07 Sec. West, 80.00 feet to an existing iron rod at a corner common with the property of Dean and Joanie Dixon, as of record in Deed Book 10406, page 553, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 6th Avenue North with the southerly property line of Dean and Joanie Dixon, North 62 Deg. 58 Min. 39 Sec. East, 110.00 feet to an existing iron rod;

Thence with the easterly property line of Dean and Joanie Dixon, North 27 Deg. 22 Min. 07 Sec. West, 58.00 feet to an iron rod set in the southerly right-of-way line of Alley Number 220 (206-A), 12 feet in width;

Thence with the southerly right-of-way line of Alley Number 220 (206-A), North 62 Deg. 58 Min. 39 Sec. East, 60.90 feet to an iron rod set in the westerly right-of-way line of Alley Number 206, 16 feet in width;

Thence leaving the southerly right-of-way line of Alley Number 220 (206-A) with the westerly right-of-way line of Alley Number 206, South 27 Deg. 22 Min. 07 Sec. East, 138.00 feet to an iron rod set in the northerly right-of-way line of said Madison Street;

Thence leaving the westerly right-of-way line of Alley Number 206 with the northerly right-of-way line of Madison Street, South 62 Deg. 58 Min. 39 Sec. West, 170.90 feet to the POINT OF BEGINNING, according to a survey prepared by L. Kevin Morehead, Tennessee RLS #2315 of Initial Point Land Surveying, Inc. dated February 20, 2006, File No. 0511-056.

Containing 17,204 square feet (0.395 acres more or less).

Being the same property conveyed to Core Development Services, LLC by deed from Tennessee Real Estate Dev. Corporation, of record at Instrument No. 20060111-0004093, Register's Office for Davidson County, Tennessee.