Davidson County DEEDQC
Recvd: 10/23/06 15:48 3 pgs
Fees:17.00 Taxes:0.00
20061023-0131414

PREPARED BY:
SIDWELL & BARRETT
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tn
COUNTY OF Davidson
The actual consideration is $0.00.

Sonya Dillin
AFFIANT

Subscribed and sworn to before me
this 20th day of Oct, 2006.

NOTARY PUBLIC
My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

ADDRESS OF NEW OWNER:
4521 Trousdale Dr.
Nashville, TN 37204

SEND TAX BILLS TO:
Owner

Map: 106 & Map: 134-14
Parcel: 115 Parcel: 039.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **TENNESSEE REAL ESTATE INVESTMENTS, L.P., a Tennessee limited partnership**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **TENNESSEE REAL ESTATE INVESTMENTS, a Tennessee General Partnership**, its successors, and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT ONE: Map: 106 Parcel: 115

Land in Davidson County, Tennessee, being Lot No. 1, The Plus Park, Section I, as of record in Book 4300, page 77, Register's Office for Davidson County, Tennessee, described according to a survey of Parrish-Ragan, Inc., dated January 5, 1971, as follows:

BEGINNING at a Highway monument 100 feet east of Station HN 483 plus 40 of Interstate 24, said monument being the northwest corner of Parcel No. 85.3 Property Map 119-3, a tract formerly owned by Claude O. Sharpe, said monument is also a westerly corner of Parcel No. 27 on Property Map 106; thence North 1 degrees 36 minutes East, a distance of 463.40 feet to a concrete monument; thence North 85 degrees 43 minutes 40 seconds East, a distance of 242.98 feet to a concrete monument; thence in a southerly direction with the westerly margin of Plus Park Boulevard, a 60 foot road, and a 352.53 foot radius curve to the left, a. distance of 205.80 feet to a concrete monument; thence South 37 degrees 43 minutes 16 seconds East, a distance of 162.88 feet to a concrete monument; thence with a 280.34 foot radius curve to the right, a distance of 190.98 feet to a concrete monument; thence South 1 degrees 18 minutes 44 seconds West a distance of 203.63 feet to a concrete monument; thence North 86 degrees 46 minutes West, a distance of 328.40 feet to an iron pin in a 30" tree; thence North 87 degrees 41 minutes West a distance of 154.65 feet to a concrete monument; thence North 2 degrees 40 minutes West, a distance of 12.60 feet to a concrete monument; thence North 00 degrees 28 minutes East, a distance of 180.92 feet to the point of beginning, and containing 6.245 acres.

Being the same property conveyed to TENNESSEE REAL ESTATE INVESTMENTS L. P., a Tennessee limited partnership, by Special Warranty Deed from LYNCORP, INC., a Tennessee corporation, of record in Book 9614, Page 332, dated March 8, 1995, Register's Office for Davidson County, Tennessee.

TRACT TWO: Map: 134-14 Parcel: 039.00

A tract of land located in Nashville, Davidson County, Tennessee on Perimeter Hill Drive near Harding Place and Interstate 24 being Lot No. 10 on the Plat of Section 4A, South Perimeter Park, of record in Book 5200, page 799, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Perimeter Hill Drive at the southeasterly corner of Lot 4 on the above mentioned Section 4A South Perimeter Park and the southwesterly corner of the subject tract;

Thence north 06 degrees 00 minutes 00 seconds east 302.43 feet to an iron pin at the southwesterly corner of Lot 2;

Thence with the southerly line of Lot 2 and a portion of Lot 1 south 84 degrees 00 minutes 00 seconds east, 516.00 feet to an iron pin at the northwesterly corner of Lot 9;

Thence south 06 degrees 00 minutes 00 seconds west 302.43 feet to the northerly right of way of Perimeter Hill Drive;

Thence with said right of way north 84 degrees 00 minutes 00 seconds west, 516.00 feet to the point of beginning, and containing 3.5825 acres, more or less. The boundary survey from which this description was prepared was prepared by Charles B. Moseley, Jr., Registered Land Surveyor, Tennessee License No. 778, P.O. Box 1243, Brentwood, Tennessee 37024-1243.

Being the same property conveyed to TENNESSEE REAL ESTATE INVESTMENTS L. P., a Tennessee limited partnership, by Warranty Deed from P3 Corporation, a Tennessee corporation, of record in Book 10248, Page 697, dated November 6, 1996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

TRACT ONE:

Subject to all matters as set forth per Plat Book 4300 and Page 77, Register's Office of Davidson County, Tennessee.

County of Davidson taxes for the year 2007 and subsequent years, a lien but not yet due and payable.

Declaration of Restrictions and Easements of record in Book 4530, Page 348, Register's Office of Davidson County, Tennessee.

Easements, Covenants and Restrictions of record in Book 6668, Page 755, Register's Office of Davidson County, Tennessee

Easements as shown of record in Book 4593, Page 952, Register's Office of Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5200, Page 799, Register's Office of Davidson County, Tennessee.

County of Davidson taxes for the year 2007 and subsequent years, a lien but not yet due and payable.

Subject to Parking Space Lease of record in Book 10972, Page 224, Register's Office for Davidson County, Tennessee.

Declaration of Protective covenants for Perimeter Park of record in Book 5801, Page 38, Register's Office of Davidson County, Tennessee.

Correction of Declaration of Protective Covenants for South Perimeter Park of record in Book 5920, Page 427, Register's Office of Davidson County, Tennessee.

Declaration of Restrictive Covenant of record in Book 6145, Page 123, Register's Office of Davidson County, Tennessee.

Perimeter Hill, Corp., Declaration of Restrictive Covenants of record in Book 6297, Page 371, Register's Office of Davidson County, Tennessee.

Modification of Declaration of Protective Covenants for Perimeter Park of record in Book 6376, Page 88, Register's Office of Davidson County, Tennessee.

This is improved property known as 301 Plus Park, Nashville, TN 37217 and 3343 Perimeter Hill Drive, Nashville, TN 37211

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of October, 2006.

Tennessee Real Estate Investments, L.P.

By:
Its:

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said state and county, personally appeared Ron Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the Sixth Wholly Managed of Tennessee Real Estate Investments, L.P., and that he/she is authorized by Tennessee Real Estate Investments, L.P., to execute this instrument on its behalf by himself/herself as such President of Member.

Witness my hand and seal, at office, this 26th day of October, 2006.

Notary Public

My Commission Expires: 7/8/08

THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008