(2)

WHEN RECORDED RETURN TO:
KAREN KIRSPEL/NTS NO. 06-1992
FIDELITY NATIONAL TITLE
1800 PARKWAY PLACE, STE 700
MARIETTA, GA 30067

This instrument prepared by:
Sheley & Hall, P.C.
303 Peachtree Street, Ste. 4440
Atlanta, Georgia 30308
Attn.: Eric L. Peterson, Esq.

New Owners:
Send Tax Bills to:
Research Management Corp.
901 Ponce de Leon Blvd., Suite 505
Coral Gables, Florida 33134
Attn: Joy McKenna

Tax Map Parcel No.
Instrument Number:
07016000700

Davidson County DEEDQC
Recvd: 11/20/06 11:46 4 pg
Fees:22.00 Taxes:0.00
20061120-0143624

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS INDENTURE, made this 15 day of November, 2006, by **HERITAGE PLACE PARTNERS, LLC**, a Georgia limited liability company (hereinafter called "Grantor") having a mailing address of 160 Powder Point Avenue, Duxbury, MA 02332, in favor of **HERITAGE PLACE MANAGER, LLC**, a Georgia limited liability company, **HERITAGE PLACE MANAGER II, LLC**, a Georgia limited liability company, **HERITAGE HAYDEN, LLC**, a Georgia limited liability company, **HERITAGE GARRETT, LLC**, a Georgia limited liability company, and **HERITAGE DEVON, LLC**, a Georgia limited liability company, as joint tenants-in-common under that certain Tenants In Common Agreement of even date herewith (hereinafter called "Grantees") each having a mailing address of c/o Research Management Corp., 901 Ponce de Leon Blvd., Suite 505, Coral Gables, Florida 33134, Attn: Joy McKenna (the words "Grantor" and "Grantees" to include their respective successors and assigns where the context requires or permits);

WITNESSETH, That:

WHEREAS, Coral Partners, LP is the sole member of Grantor; and

WHEREAS, Coral Partners, LP is comprised of three partners known as Realty Equity Coral, Inc. ("REC"), Edward Dunne, as Trustee of the Irrevocable Trust Agreement by and between Richard G. Fownes dated January 26, 1994 (the "Trust"), and Coral Partners GP, LLC ("Coral GP"); and

WHEREAS, REC is the sole member of Heritage Place Manager II, LLC and has authorized and directed Grantor to convey REC's interest in the Property (as hereinafter defined) as provided herein; and

1992-GTK

WHEREAS, Coral GP is the sole member of Heritage Place Manager, LLC and has authorized and directed Grantor to convey Coral GP's interest in the property as provided herein; and

WHEREAS, the sole equal beneficiaries of the Trust are Hayden Fownes, Garrett Fownes, and Devon Fownes and the Trustee has authorized and directed Grantor to convey the Trust's interest in the Property as provided herein; and

WHEREAS, by this Quitclaim Deed, Coral Partners, LP has authorized and directed Grantor to transfer its interest in the Property (as defined herein below) from Grantor to the Grantees as joint tenants-in-common to hold an undivided interest therein with each ownership percentage being as follows:

Heritage Place Manager, LLC:	50%
Heritage Place Manager II, LLC:	5%
Heritage Hayden, LLC:	15%
Heritage Garrett, LLC:	15%
Heritage Devon, LLC:	15%

NOW THEREFORE, GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantees in the percentages listed herein as joint tenants-in-common, all of Grantor's right, title and interest in and to that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof (hereinafter called the "Property")

The Property was acquired by Grantor by instrument recorded as Instrument Number * 20061120014362 3, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behalf of the Grantees forever in FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed on its behalf by its duly authorized officers the day and year first above written.

HERITAGE PLACE PARTNERS, LLC, a Georgia limited liability company

By: _____

Name: Richard G. Fownes, Manager

STATE OF Mass.

COUNTY OF Norfolk

Before me, Beverly A. Medinger, of the State and County aforesaid, personally appeared Richard G. Fownes, 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 Manager of Heritage Place Partners, LLC, a Georgia limited liability company and that he on its behalf executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2006.

Beverly A. Medinger
Notary Public

My Commission Expires:

3/1/08
[NOTARIAL SEAL]

STATE OF Mass.

COUNTY OF Norfolk

The actual consideration for this transfer is $0.00

AFFIANT

Sworn to and subscribed before me this 13th day of November, 2006.

Beverly A. Medinger
Notary Public

My Commission Expires:

3/1/08
[NOTARIAL SEAL]

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the easterly side of French Landing Drive, north of Vantage Way; being Lot No. 6C as shown on the plan of Section 14, Metrocenter, as of record in Book 5190, Page 491, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of French Landing Drive at a northwesterly corner of Lot A on the final plat of Metrocenter, Tract 6A of record in Plat Book 5190, Page 305, R.O.D.C. said iron pin being the southwesterly corner of the subject tract.

THENCE, with said right-of-way with a curve to the left 435.53 feet to an iron pin, said curve having a central angle of 22°04'59", a radius of 1130.00 feet, a tangent of 220.50 feet and a chord of N 04°53'09" E, 432.84 feet;

THENCE, leaving said right-of-way, with the southerly line of Lot No. 7A, as shown on the plan of First Revision, Resubdivision of part of Block G, Metrocenter, Section One as of record in Book 4885, Page 12, R.O.D.C., Lot No. 7B, as shown on the plan of Section Twenty-Two, Metrocenter, as of record in Book 6050, Page 230, R.O.D.C., and Lot No. 7C as shown on the plan of Section Fifteen, Metrocenter, as of record in Book 5190, Page 490, R.O.D.C., N 83°50'39" E, 432.11 feet to an iron pin;

THENCE, leaving said line with a westerly line of Lot No. 6B, as shown on the plan of Metrocenter, Tract 6B as of record in Book 5210, Page 197, R.O.D.C., S 22°44'13" E, 355.63 feet to an iron pin;

THENCE, with a northerly line of said Lot No. 6B, S 67°15'47" W, 380.75 feet to an iron pin;

THENCE, with the northerly line of Lot No. 6A as shown on the abovementioned plat of Metrocenter, Tract 6A , S 86°25'00" W, 214.73 feet to an iron pin;

Thence, continuing with the northerly line of said Lot No. 6A, N 74°04'22" W, 40.00 feet to the point of beginning.

Containing 214,667 Square Feet or 4.93 Acres, more or less and being shown on ALTA/ACSM Land Title Survey prepared by Barge Waggoner Sumner & Cannon, Inc. bearing the seal of John M. Duffer, R.L.S. No. 1431, State of Tennessee, dated August 16, 2006, last revised November 9, 2006.

Being the same land conveyed to Heritage Place Partners, LLC
By instrument # 20061120014362 3 R.O.D.C.T.