THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (CNS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
c/o Caplease, LP 1065 Avenue of Americas 19th Floor New York, New York 10018	c/o Caplease, LP 1065 Avenue of Americas 19th Floor New York, New York 10018	Map 133 Parcel 143

FOR AND IN CONSIDERDATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DV NASHVILLE, LLC, a Tennessee limited liability company (the "Grantor") hereby quitclaims and conveys to CLF GRASSMERE NASHVILLE LLC, a Delaware limited liability company and its successors and assigns (the "Grantee"), all of Grantor's rights, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A attached hereto and incorporation herein by reference.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 17 day of November, 2006.

DV NASHVILLE, LLC,
a Tennessee limited liability company

By: CAPLEASE, LP,
a Delaware limited partnership, its sole member

By: CLF OP GENERAL PARTNER, LLC,
a Delaware limited liability company, its general partners

By: CAPITAL LEASE FUNDING, INC., a Maryland corporation, its sole member

By: _____
Its: Robert Blanz
Senior Vice President

Davidson County DEEDQC
Recvd: 11/21/06 10:40 4 pgs
Fees:22.00 Taxes:0.00
20061121-0144376

STATE OF New York)
COUNTY OF Queens)

The actual consideration for this transfer is $0.00.

_____
Affiant Robert Blanz
Senior Vice President

Sworn to and subscribed before me this 17 day of November, 2006.

_____
Notary Public

CHRISTINA RODRIGUEZ
Notary Public, State of New York
No. 01RO6121921
Qualified in Queens County
Commission Expires February 7, 2009

STATE OF New York)

COUNTY OF Queens)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert C. Blair, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Vice Pres. of CAPITAL LEASE FUNDING, INC., a Maryland corporation, the sole member of CLF OP GENERAL PARTNER, LLC, a Delaware limited liability company, the general partner of CAPLEASE, LP, a Delaware limited partnership, the sole member of DV NASHVILLE, LLC, a Tennessee limited liability company, and authorized by CAPITAL LEASE FUNDING, INC. to execute this instrument on behalf of said corporation, limited liability companies and limited partnership.

WITNESS my hand, at office, this 17 day ~~day~~ of November, 2006.

Christina Rodriguez
Notary Public

My Commission Expires:
2/7/09

CHRISTINA RODRIGUEZ
Notary Public, State of New York
No. 01R06121921
Qualified in Queens County
Commission Expires February 7, 2009



EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Twenty-sixth Councilmanic District, Davidson County, Tennessee located in the southeasterly quadrant of the northerly intersection of Trousdale Drive and Grassmere Park and being more particularly described as follows:

BEGINNING, at a P.K. Spike in the easterly right-of-way line of Trousdale Drive, said point being N 39 degrees 27' 00" E, 744.91 feet from the southerly centerline of Grassmere Park;

THENCE, with said right-of-way line the following calls:

N 39 Degrees 27' 00" E, 176.26 feet to an existing pin;

With a curve to the left 265.11 feet to an iron pin said curve having a central angle of 06 degrees 36' 27", a radius of 2,298.85 feet, a tangent of 132.70 feet and a chord of N 36 degees 08' 47" E, 264.96 feet;

With a curve to the right 48.35 feet to a concrete monument in the southerly right-of-way line of Grassmere Park, said curve having a central angle of 92 degrees 20' 51", a radius of 30.00 feet, a tangent 31.26 feet and a chord of N 79 degrees 00' 59" E, 43.29 feet;

THENCE, with said right-of-way line the following calls:

S 55 degrees 02' 02" E, 181.04 feet to an iron pin;

With a curve to the left 246.03 feet to an iron pin, said curve having a central angle of 22 degrees 18' 07", a radius of 632.08 feet, a tangent of 124.59 feet and a chord of S 66 degrees 09' 58" E, 244.48 feet;

S 77 degrees 20' 59" E, 50.00 feet to an iron pin;

With a curve to the right 296.39 feet to a concrete monument, said curve having a central rlangle of 77 degrees 29' 59", a radius of 219.12 feet, a tangent of 175.86 feet and a chord of S 38 degrees 35' 59" E, 274.30 feet;

THENCE, with the westerly right-of-way line of said Grassmere Park S 00 degrees 09' 00" W, 10.63 feet to an iron pin in the centerline of a sewer line;

THENCE, leaving said Grassmere Park with centerline of said sewer line, S 86 degrees42' 42" W, 32.15 feet to a paint mark on top of a manhole;

S 48 degrees 34' 57" W, 246.95 feet to an iron pin;

THENCE, leaving said sewer line, S 79 degrees 46' 35" W, 270.42 feet to an iron pin in the easterly boundary of Lot No. 7, shown on the resubdivision of Section Six, Grassmere, of recorc in Book 7900, Page 212, R.O.D.C.;

THENCE, with said boundary of Lot No. 7 in a northwesterly direction the following calls:

With a curve to the left 138.33 feet to an iron pin, said curve having a central angle of 49 degrees 13' 38", a radius of 161.00 feet, a tangent of 73.76 feet, and a chord of N 34 degrees 50' 13" W, 134.11 feet;

N 59 degrees 27' 00" W, 180.00 feet to an iron pin;

N 86 degrees 23' 20" W, 90.50 feet to a P.K. Spike;

EXHIBIT "A" CONTINUED

With a curve to the left 98.46 feet to a P.K. Spike, said curve having a central angle of 29 degrees 22' 59", a radius of 192.00 feet, a tangent of 50.34 feet and a chord of N 44 degrees 45' 31" W, 97.39 feet;

N 59 degrees 27' 00" W, 33.37 feet to the point of beginning;

Containing 326,755 square feet or 7.50 acres, more or less.

Together with appurtenant 30-foot ingress and egress easements as shown on plan of record in Book 7900, page 212, Register's Office for Davidson County, Tennessee.

Together with a non-exclusive appurtenant easement of enjoyment in and to the Common Property, as defined in and established by Declaration of Restrictive Covenants recorded in Book 6008, page 866, in the Register's Office, as amended by Amendment to Declaration of Restrictive Covenants recorded in Book 6280, page 524, as further amended by Second Amendment of Declaration of Restrictive Covenants as Instrument No. 20000510053960 and re-recorded as Instrument No. 20000609059113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DV Nashville, LLC, a Tennessee limited liability company, by Deed from LBP Grassmere, LLC, a Delaware limited liability corporation, of record as Instrument No. 20010618-0054315, Register's Office of Davidson County, Tennessee.

This is improved property known as 695 Grassmere Park Drive, Nashville, TN