(3)

Davidson County DEEDQC
Recvd: 11/27/06 13:28 4 pgs
Fees:22.00 Taxes:0.00
20061127-0146000

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

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.
10801008100

WHEN RECORDED RETURN TO:
KAREN KIRSPEL/NTS NO. 2007
FIDELITY NATIONAL TITLE
1800 PARKWAY PLACE, STE 700
MARIETTA, GA 30067

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS INDENTURE, made as of this 21 ST day of November, 2006, by **MAC 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 **MAC PARTNERS MANAGER, LLC**, a Georgia limited liability company, **MAC PARTNERS MANAGER II, LLC**, a Georgia limited liability company, **MAC HAYDEN, LLC**, a Georgia limited liability company, **MAC GARRETT, LLC**, a Georgia limited liability company, and **MAC 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 MAC Partners Manager II, LLC and has authorized and directed Grantor to convey Grantor's interest in the Property to Grantees (as hereinafter defined) as provided herein; and

2007-GK

WHEREAS, Coral GP is the sole member of MAC Partners Manager, LLC and has authorized and directed Grantor to convey Grantor's interest in the Property to Grantees as provided herein; and

WHEREAS, the sole equal beneficiaries of the Trust are Hayden Fownes, Garrett Fownes, and Devon Fownes and such beneficiaries and the Trustee of the Trust have authorized and directed Grantor to convey Grantor's interest in the Property to Grantees 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:

MAC Partners Manager, LLC:	50%
MAC Partners Manager II, LLC:	5%
MAC Hayden, LLC:	15%
MAC Garrett, LLC:	15%
MAC 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 20060127-0015998, 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.

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

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.

MAC PARTNERS, LLC, a Georgia limited liability company

By: _____

Name: Richard G. Fownes, Manager

STATE OF Massachusetts

COUNTY OF Plymouth

Before me, MARY A STACEY, 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 MAC 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 18 day of November, 2006.

Mary A Stacey
Notary Public

My Commission Expires:

10-31-08
[NOTARIAL SEAL]

STATE OF Massachusetts

COUNTY OF Plymouth

The actual consideration for this transfer is $0.00

AFFIANT

Sworn to and subscribed before me this 18 day of November, 2006.

Mary A Stacey
Notary Public

My Commission Expires:

10-31-08
[NOTARIAL SEAL]

828
Royal

EXHIBIT "A"

LEGAL DESCRIPTION

Property located in the 14th Councilmanic District of Davidson County, Tennessee, being shown as Lot 1 on the Final Plat of "Second Revision" Metro Airport Center Section 5 – Phase 2 and Section 5 – Phase 3 of record in Book 9700, Page 655, Registers Office, Davidson County, TN ("R.O.D.C., TN"), and being more particularly described as follows:

BEGINNING at an iron pin in the southerly right-of-way of Royal Parkway, said pin being located at the Northwest corner of the herein-described tract and the Northeast corner of Lot 2 as shown on Final Plat of record in Book 9700, Page 655, R.O.D.C., TN, said pin being located 547.97 feet, as measured along the southerly right-of-way of Royal Parkway, from the intersection of Royal Parkway and Airport Center Drive. Thence from said POINT OF BEGINNING with the southerly right-of-way of Royal Parkway, 30 feet from the centerline, S 42°13'40"E 358.56 feet to an iron pin; Thence leaving the right-of-way of Royal Parkway, with the westerly line of Duke Realty Limited Partnership of record in Book 11376, Page 434, R.O.D.C., TN, S 27°33'22"W 489.78 feet to an iron pin in the northerly right-of-way of Interstate 40; Thence with said right-of-way, S 82°15'28"W 95.77 feet to an iron pin; Thence N 87°58'24"W 222.94 feet to an iron pin at the Southeast corner of Lot 3 as shown on Final Plat of record in Book 9700, Page 655, R.O.D.C., TN; Thence with the easterly line of Lot 3 the following calls: N 07°31'47"E 19.34 feet to an iron pin; Thence N 31°48'09"E 141.87 feet to an iron pin; Thence N 22°37'47"E 54.77 feet to an iron pin; Thence N 10°46'12"E 52.88 feet to an iron pin; Thence N 06°11'46"E 52.23 feet to an iron pin; Thence N 01°05'24"W 53.39 feet to an iron pin; Thence N 06°58'29"W 107.51 feet to an iron pin; Thence N 15°27'43"W 67.08 feet to an iron pin at a corner to Lot 2; Thence with the southerly line of Lot 2, S 82°28'13"E 117.08 feet to an iron pin; Thence with the easterly line of Lot 2, N 27°37'28"E 227.07 feet to the POINT OF BEGINNING, containing 4.83 acres, more or less, and being more particularly described on ALTA/ACSM Land Title Survey of Metro Airport Center Lot 1 "Second Revision" Metro Airport Center Section 5 – Phase 2 and Section 5 – Phase 3 dated October 25, 2006, prepared by Bruce Rainey & Associates and bearing the seal of J. Bruce Rainey, R.L.S. No. 823, State of Tennessee.

Together with those certain easement rights contained in that certain Declaration of Covenants, Conditions and Restrictions recorded in Book 6477, Page 870, as amended by Book 6973, Page 359, R.O.D.C., TN.

Being the same property conveyed to MAC II, L.L.C. by deed of record in Book 10316, Page 121, R.O.D.C., TN, less and except those portions conveyed in Book 11161, Page 604 and Book 10660, Page 589, R.O.D.C., TN, which are now part of Lot 2.

Being the same property conveyed to Grantor By Deed recorded under instrument # 20061127-0145998 ROD CT