(4)

Davidson County DEEDQC
Recvd: 11/27/06 13:28 4 pgs
Fees:22.00 Taxes:0.00
20061127-0146001

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.
10800021600

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 this 21ST 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-GTR

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 20161127-0145998 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 16 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 16 day of November, 2006.

Mary A Stacey
Notary Public

My Commission Expires:

10-31-08
[NOTARIAL SEAL]

801 ROYAL

EXHIBIT "A"

LEGAL DESCRIPTION

Property located in the 1st Civil District of Davidson County, Tennessee, being shown on the map of Metro Airport Center, Section 5, Phase 1, of record in Book 9700, Page 64, Registers Office, Davidson County, TN ("R.O.D.C., TN"), and being more particularly described as follows:

BEGINNING at a concrete monument located at the intersection of the southerly right-of-way of Elm Hill Pike (80' R/W) and the easterly right-of-way of Airport Center Drive (80' R/W), thence with the southerly right-of-way of Elm Hill Pike South 53 degrees 03 minutes 09 seconds East, 530.56 feet to an iron pin, said pin being the Northeast corner of the herein described tract, thence leaving said right-of-way of Elm Hill Pike South 36 degrees 56 minutes 29 seconds West, 479.34 feet to an iron pin located in the northerly right-of-way of Royal Parkway (60' R/W); and being the Southeast corner of the herein described tract, thence with said right–of-way of Royal Parkway North 42 degrees 13 minutes 36 seconds West, 180.81 feet to a concrete monument; thence continuing along said right-of-way along a curve to the left having a radius of 280.00 feet, a chord length of 177.71 feet, said chord having a bearing of North 60 degrees 43 minutes 42 seconds West, a distance along the curve of 180.83 feet to a concrete monument, thence North 79 degrees 13 minutes 48 seconds West, 100.00 feet to a concrete monument; thence with a curve to the right having a radius of 25.00 feet, a chord length of 35.36 feet, said chord having a bearing of North 34 degrees 13 minutes 48 seconds West, a distance along the curve of 39.27 feet to a concrete monument in the easterly right-of-way of Airport Center Drive; thence along said right-of-way of Airport Center Drive North 10 degrees 46 minutes 12 seconds East, 117.94 feet; thence with a curve to the right having a radius of 260.00 feet, a chord length of 117.76 feet, said chord having a bearing of North 23 degrees 51 minutes 31 seconds East, a distance along the curve of 118.79 feet to a concrete monument; thence North 36 degrees 56 minutes 51 seconds East 256.28 feet to a concrete monument, thence with a curve to the right having a radius of 25.00 feet, a chord length of 35.36 feet, said chord having a bearing of North 81 degrees 56 minutes 51 seconds East, a distance along the curve of 39.27 feet to the POINT OF BEGINNING, containing 5.852 acres, more or less, and being more particularly shown on that certain ALTA/ACSM Land Title Survey, prepared by J. Bruce Rainey and Associates, bearing the seal of J. Bruce Rainey, R.L.S. No. 823, State of Tennessee, dated October 25, 2006, last revised November 6, 2006.

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 Elm Hill Properties, LLC by deed of record in Book 9930, Page 567, R.O.D.C., TN.

Being the same property conveyed to Grantor by deed recorded under instrument # 20061127-0145999 RODCT