This Instrument prepared by and return to: **A. Harrison Johnson, Jr.**
Attorney at Law
401 Church Street, Suite 2600
Nashville TN 37219

New Owner's Name:	**Send Tax Bills to:**	**Tax Map and Parcel#:**
M-N Nevada Limited Partnership **C/O Sean A. Monticello** **Greer Herz & Adams LLP** **One Moody Plaza, 18th Floor** **Galveston TX 77550-7998**	**Academy Sports Sports andOutdoors** **Att: Michael Ondruch** **1800 North Mason Road** **Katy TX 77449**	**Map 26, Par 158**

Davidson County DEEDQC
Recvd: 11/30/06 11:53 6 pg
Fees:32.00 Taxes:0.00

20061130-0147834

STATE OF TEXAS)
COUNTY OF GALVESTON)

The actual consideration or value, whichever is greater, is $10.00.

SR.
Affiant

Subscribed and sworn to before me this the 29th day of November, 2006.

Ellen C. Otte
Notary Public (affix seal) My Commission expires: 4-16-2010

ELLEN C. OTTE
Notary Public, State of Texas
My Commission Expires 04-16-10

QUITCLAIM DEED

THIS QUITCLAIM DEED AND ASSIGNMENT OF LEASES is made as of the date of the first notarization below, by and between M-N Family Limited Partnership, a Texas limited partnership ("First Grantor" herein), and MN-ACAD, LLC, a Delaware limited liability company - as to a 1% interest, and The Trust for the Benefit of Robert L. Moody, Sr., under the Will of Frances Moody Newman – as to a 99% interest ("First Grantees" and "Second Grantors" herein), and M-N Nevada Limited Partnership, a Nevada limited partnership, and its successors and assigns (the "Second Grantee" herein).

WITNESSETH: THAT for and in consideration of the sum of $10.00, in hand paid to the First Grantor, M-N Family Limited Partnership, a Texas limited partnership, receipt whereof is hereby acknowledged, the First Grantor herein has quitclaimed and released unto the First Grantees, MN-ACAD, LLC, a Delaware limited liability company - as to a 1% undivided interest, and The Trust for the Benefit of Robert L. Moody, Sr., under the Will of Frances Moody Newman – as to a 99% undivided interest, and the First Grantor does hereby quitclaim and release unto the First Grantees, and their successors and assigns, the Property more particularly described on Exhibit A attached to this deed and incorporated herein by reference (the "Property" herein) located in Davidson County, Tennessee. TOGETHER WITH or subject to all leases, rents, improvements, fixtures, easements, rights, hereditaments

and appurtenances, now or hereafter a part of the Property, and which may burden or benefit the same.

AND, NOW, FOR AND IN consideration of the sum of $10.00, in hand paid to the Second Grantors, MN-ACAD, LLC, a Delaware limited liability company - as to a 1% undivided interest, and The Trust for the Benefit of Robert L. Moody, Sr., under the Will of Frances Moody Newman – as to a 99% undivided interest, receipt whereof is hereby acknowledged, the Second Grantors have quitclaimed and released unto the Second Grantee, M-N Nevada Limited Partnership, a Nevada limited partnership, and do hereby quitclaim and release unto the Second Grantee, M-N Nevada Limited Partnership, and its successors and assigns, the said Property more particularly described on Exhibit A attached to this deed and incorporated herein by reference, located in Davidson County, Tennessee. TOGETHER WITH or subject to all leases, rents, improvements, fixtures, easements, rights, hereditaments and appurtenances, now or hereafter a part of the said Property, and which may burden or benefit the same.

The Property described on Exhibit A is the same property conveyed to M-N Family Limited Partnership, a Texas limited partnership by deed from Brazos Sports Retail, L.P., a Delaware limited partnership, of record in Instrument No. 20021028-0131899,Register's Office for said County.

Said Property is improved property, having an address at 2350 Gallatin Pike, Nashville, Tennessee 37115 (County of Davidson) (the "Property Address" herein).

The First Grantee and the Second Grantee, respectively, as a part of the consideration for this transaction, have assumed all obligations of the lessor or landlord under such leases, and will indemnify and hold the First Grantor and the Second Grantors, respectively, harmless from and against any lessee or tenant claims that may arise thereunder from and after the date hereof.

The Property and all leases, rents and financial information are hereby conveyed on an "as is", "where is" and "with all faults" basis and neither First Grantor or the Second Grantors, respectively, nor any of their agents or representatives, has made or shall be liable for or bound in any manner by any express or implied warranties, guarantees, promises, statements, inducements, representations or information pertaining to the Property or any Property owners association, including, but not limited to, its income, losses, leases, or operations or any part thereof, the physical condition, access to a public road, area and boundaries, the uses which can be made of the same, its merchantability, fitness for a particular purpose or any other matter or thing with respect thereto.

(Signature Page Follows)

IN WITNESS WHEREOF, the First Grantor and the Second Grantors, respectively, have executed this deed and assignment.

FIRST GRANTOR:

M-N Family Limited Partnership, a Texas limited partnership

By: MN-ACAD, LLC, a Delaware limited liability company
Its sole general partner

By: _____ SR
Robert L. Moody, Sr., sole member

SECOND GRANTORS:

MN-ACAD, LLC, a Delaware limited liability company

By: _____ SR
Robert L. Moody, Sr., as its sole member

The Trust for the Benefit of Robert L. Moody, Sr.
under the Will of Frances Moody Newman

By: _____ SR
Robert L. Moody, Sr., as its sole trustee

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The draftsman has not examined the title to the Property and is not familiar with the present state of title to the Property. The legal description and state of title has been furnished to him by third parties.

Acknowledgement for the First Grantor and for one of the Second Grantors:

STATE OF TEXAS)
COUNTY OF GALVESTON)

Before me, ELLEN C. OTTE , of the state and county aforementioned, personally appeared Robert L. Moody, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person/himself to be the sole member of MN-ACAD, LLC, a Delaware limited liability company, which is the sole general partner of M-N Family Limited Partnership, a Texas limited partnership, the within named bargainor/maker, and that he/such person, as such sole member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Delaware limited liability company (a constituent of the bargainor/maker), as such general partner of the said Texas limited partnership by such person/himself as such sole member of the said Delaware limited liability company, and that he is authorized by the Maker/bargainor or by its constituent, the constituent being authorized by the maker/bargainor, to execute this instrument on behalf of the maker/bargainor, by signing the name of the constituent of the Maker/bargainor, as such sole member.

Witness my hand and seal, at office in Galveston, Texas, this the 29th day of November, 2006.

Ellen C. Otte
NOTARY PUBLIC
My Commission Expires: 4-16-2010

(Affix Notary seal)

NOTARY PUBLIC STATE OF TEXAS
ELLEN C. OTTE
Notary Public, State of Texas
My Commission Expires 04-16-10

Acknowledgement for one of the Second Grantors:

STATE OF TEXAS)
COUNTY OF GALVESTON)

Before me, ELLEN C. OTTE , of the state and county aforementioned, personally appeared Robert L. Moody, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person/himself to be the sole trustee of The Trust for the Benefit of Robert L. Moody, Sr., under the Will of Frances Moody Newman, the within named bargainor/maker, and that he/such person, as such sole trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Trust for the Benefit of Robert L. Moody, Sr., (the bargainor/maker), as such sole trustee of the said The Trust for the Benefit of Robert L. Moody, Sr. under the Will of Frances Moody Newman, and that he is authorized by the Maker/bargainor, to execute this instrument on behalf of the maker/bargainor, by signing the name of the Maker/bargainor, as such sole trustee.

Witness my hand and seal, at office in Galveston, Texas, this the 29th day of November, 2006.

Ellen C. Otte
NOTARY PUBLIC
My Commission Expires: 4-16-2010

(Affix Notary seal)

NOTARY PUBLIC STATE OF TEXAS
ELLEN C. OTTE
Notary Public, State of Texas
My Commission Expires 04-16-10

EXHIBIT A

Legal Description

Land in the Tenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee that is all of Lot 2 on the plat of Diskin/Bannen Subdivision of record in Instrument No. 20010703-0070466 of the Register's Office for Davidson County (R.O.C.C.), Tennessee and being more particularly described as follows:

BEGINNING at an iron rod (old) in the northerly right-of-way margin of Gallatin Pike, U.S. 31E (right-of-way varies) at the southwest corner of Shurgard-Freeman Franklin Joint Venture property of record in Book 9985, Page 379, R.O.D.C., Tennessee and the southeast corner of the herein described tract; thence,

With the northerly right-of-way margin of Gallatin Pike, South 84 degrees 52 minutes 13 seconds West, 26.34 feet to an iron rod (new); thence,

South 79 degrees 51 minutes 04 seconds West, 20.05 feet to an iron rod (new) in the southeast corner of Lot 3 said Diskin/Bannen Subdivision; thence,

Leaving the right-of-way margin of Gallatin Pike with the easterly property line of said Lot 3, North 12 degrees 34 minutes 13 seconds West, 212.08 feet to an iron rod (new); thence,

With a 34.00-foot radius curve to the left having an arc length of 53.41 feet, an interior angle of 90 degrees 00 minutes 00 seconds and a chord bearing and distance of North 57 degrees 34 minutes 13 secons West, 48.08 feet to an iron rod (new) in the northerly property line of said Lot 3; thence,

With said northerly property line, South 77 degrees 25 minutes 47 seconds West, 170.00 feet to an iron rod (new); thence,

With the west property line of said Lot 3, South 12 degrees 34 minutes 13 seconds East, 241.14 feet to an iron rod (new) in the southeast corner of Lot 1 of said Diskin/Bannen Subdivision; thence,

With said northerly margin, South 75 degrees 10 minutes 55 seconds West, 254.71 feet to an iron rod (new) in the northerly right-of-way margin of Gallatin Pike; thence,

Leaving the right-of-way margin of Gallatin Pike with the easterly property line of said Lot 1, North 18 degrees 46 minutes 15 seconds West, 944.50 feet to an iron rod (new) in the southerly right-of-way margin of Vietnam Veterans Parkway (right-of-way varies); thence,

With said southerly margin, North 75 degrees 03 minutes 09 seconds East, 307.99 feet to an iron rod (old) with cap marked "Cherry," a total distance of 361.71 feet to a concrete highway monument (old); thence,

With a non-tangent 5,629.58-foot radius curve to the right having an arc length of 245.70 feet, an interior angle of 02 degrees 30 minutes 02 seconds and a chord bearing and distance of North 80 degrees 42 minutes 44 seconds East, 245.68 feet to an iron rod (old) with cap marked "Cherry," said iron rod (old) being the northwest corner of said Shurgard-Freeman Franklin Joint Venture property; thence,

With the westerly property line of aforementioned Shurgard-Freeman Franklin Joint Venture property, South 12 degrees 34 minutes 13 seconds East, 939.12 feet to the POINT OF BEGINNING, containing 474,231 square feet or 10.887 acres, more or less, as calculated by the above courses and distances.

Being a part of Tract One and all of Tract Two of the same property conveyed to Brazos Sports Retail, L.P. from Yanique Diskin by Special Warranty Deed of record in Instrument No. 20011116-0125839, Register's Office of Davidson County, Tennessee.