Davidson County DEEDQC
Recvd: 01/04/07 10:32 4 pg:
Fees:22.00 Taxes:0.00
20070104-0001606

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (VPEIII)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203-1304

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
PGB Properties II, LLC 2102 Oakbranch Circle Franklin, Tennessee 37064	Same	Map: 94-13 Parcel: 125

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Peter G. Beaulieu and wife, Cecelia L. Beaulieu (collectively, "Grantors"), have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto PGB Properties II, LLC, a Tennessee limited liability company, its successors and assigns, all of Grantors' right, title and interest in and to certain real property situated in Davidson County, Tennessee and being more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at Rundle Avenue, Nashville, Tennessee.

This instrument and the interests hereby conveyed, remised, released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the date or dates set forth in the respective acknowledgments below, but to be effective as of the 1st day of January, 2007.

GRANTORS:

PETER G. BEAULIEU

Cecelia L Beaulieu

CECELIA L. BEAULIEU

[ACKNOWLEDGMENTS ON FOLLOWING PAGE]

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF WORCESTER)

PERSONALLY APPEARED BEFORE ME, Lisa A.M Porter, a Notary Public for the Commonwealth and County aforesaid, Peter G. Beaulieu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29th day of December, 2006.

Lisa A.M Porter
Notary Public

My Commission Expires: LISA ANN MENDOLUSKY PORTER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2012

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF WORCESTER)

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Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 31st day of January, 2007.

VAN P. EAST, III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: June 21, 2008

Exhibit A

Land lying in the Seventeenth Councilmanic District Nashville, Davidson County, Tennessee, and being the same property conveyed to Fesslers Business Center, LLC of record in Deed Book 9760, page 420, Register's Office for Davidson County, Tennessee ("R.O.D.C."), also being Fesslers Interstate Business Center Subdivision of record in Plat Book 7900, page 955, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin (found) at the right of way intersection of Rundle Avenue (50' R.O.W.) and Interstate 40, said pin lying in the northerly margin of said Rundle Avenue also being the southeasterly corner of the hereon described tract;

Thence, along the northerly margin of said Rundle Avenue North 83°33'25" West, a distance of 733.09 feet to an iron pin (found); thence, along or near the easterly line of National Christian Missionary Convention of record in Deed Book 5922, page 422, R.O.D.C. North 31°05'51" East, a distance of 447.84 feet to an iron pin (set); thence, along or near the southerly and easterly lines of CP Alabama, LLC of record in Instrument 20020618-0073890, R.O.D.C. the next three (3) courses and distances: thence, South 61°14'12" East, a distance of 6.69 feet to an iron pin (set); thence, North 31°54'58" East, a distance of 44.02 feet to an iron pin (found); thence, North 07°42'10" East, a distance of 113.48 feet to an iron pin (found); thence, along the southerly and westerly margin of Interstate 40 the next six (6) courses and distances: thence, South 49°44'07" East, a distance of 197.33 feet to a concrete monument (found); thence, South 09°20'09" West, a distance of 47.02 feet to a concrete monument (found); thence, South 86°27'06" East, a distance of 70.66 feet to a concrete monument (found); thence, South 46°33'01" East, a distance of 53.84 feet to a concrete monument (found); thence, South 37°28'33" East, a distance of 367.09 feet to an iron pin (found); thence, South 11°50'53" West, a distance of 108.10 feet to the point of beginning, and containing 236,849 square feet or 5.44 acres, more or less.

This property description is based on a survey dated May 3, 2006, prepared by J. Alan Cummings, Crawford Land Surveyors, 1929 21st Avenue South, Nashville, Tennessee 37212, file no. 06041(I).

This legal description is the same as in previous deed of record.

Being the same property conveyed to Peter G. Beaulieu and wife, Cecelia L. Beaulieu, by Limited Warranty Deed of record as Instrument No. 20060608-0068050, R.O.D.C.