2nd

This instrument was prepared by:

LandAmerica Financial Group, Inc.
424 Church Street, Suite 950
Nashville, TN 37209

Davidson County DEEDQC
Recvd: 01/10/07 14:21 4 pgs
Fees:22.00 Taxes:0.00

20070110-0004265

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
BTP Nashville LLC 1530 Broadway New York, New York 10036	NEW OWNER	82-9/470 82-9/234

QUITCLAIM DEED

Know all persons by these presents, that International Distribution Systems, Inc., a Kentucky corporation (hereinafter referred to as the "Grantor"), does hereby release, remise, quitclaim and give unto BTP Nashville LLC, a Delaware limited liability company (hereinafter collectively referred to as the "Grantee"), all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of JANUARY, 2007.

International Distribution Systems, Inc.

By: _____
Name: Gary Waller
Title: President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared Gary Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of International Distribution Systems, Inc., the within named bargainor, a corporation, and that such President as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 10th day of January, 2007.

Notary Public

My Commission Expires: 11-14-2009

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 14, 2009

STATE OF NEW YORK
COUNTY OF NEW YORK

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transaction is $0.00.

Affiant:
BTP Nashville LLC
By: 1530 Management, LLC

By: _____
Name: Charles S Moss
Title: Manager

CHRISTINA WILLIAMS NOTARY PUBLIC STATE OF NEW YORK

Subscribed and sworn to before me
this the 10 day of JANUARY, 2007.

_____
Notary Public

CHRISTINA WILLLIAMS
Notary Public, State of New York
No. 01WI6104153
Qualified in New York County
Commission expires, January 5, 2008

My Commission Expires: 1/5/2008

EXHIBIT A
LEGAL DESCRIPTION

Tract I: (Tax Parcel 82-9/234)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Taylor Street, 50 feet in width, and the easterly right-of-way line of Second Avenue North, 50 feet in width, said iron rod set being located at Northing: 673,018.45; Easting: 1,736,436.10; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the easterly right-of-way line of Second Avenue North, with the southerly right-of-way line of Taylor Street, North 63 deg. 08 min. 41 sec. East, 365.60 feet to an iron rod set at the intersection with the westerly right-of-way line of CSX Transportation Railroad;

Thence leaving the southerly right-of-way line of Taylor Street, with the westerly right-of-way line of CSX Transportation Railroad, South 27 deg. 06 min. 26 sec. East, 572.96 feet to an existing iron rod, at the intersection with the northerly right-of-way line of Monroe Street, field measured 31.7 feet in width;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad, with the northerly right-of-way line of Monroe Street, South 62 deg. 55 min. 14 sec. West, 365.60 feet to an existing iron rod, at a corner common with the easterly right-of-way line of Second Avenue North;

Thence leaving the northerly right-of-way line of Monroe Street, with the easterly right-of-way line of Second Avenue North, North 27 deg. 06 min. 24 sec. West, 574.39 feet to the POINT OF BEGINNING. Containing 209,735 square feet or 4.815 acres more or less.

BEING the same property conveyed to International Distribution Systems, Inc., by Deed of Record in Book 7770, page 974, Register's Office for Davidson County, Tennessee.

Tract II: (Tax Parcel 82-9/470)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete at the intersection of the northerly right-of-way line of Taylor Street, and the easterly right-of-way line of Second Avenue North, said "X" in concrete being located at Northing: 673,062.96; Easting: 1,736,413.32; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the northerly right-of-way line of Taylor Street, with the easterly right-of-way line of Second Avenue North, North 27 deg. 06 min. 24 sec. West, 99.85 feet to a pk nail on top of wall, at a corner common with the property of Raymond A. Connelly, Et Ux, as of record in Deed Book 8705, page 397, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Second Avenue North with the southerly property line of Raymond A. Connelly, Et Ux, North 63 deg. 07 min. 01 sec. East, 175.00 feet to an iron rod set in the westerly property line of Lot 2 McGavock City Park, as of record in Plat Book 7900, page 586, at the Register's Office for Davidson County, Tennessee, also being the property of Larry W. Ussery, as of record in Deed Book 9080, page 88, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 26 deg. 59 min. 31 sec. East, 99.94 feet to an "X" on ramp, in the northerly right-of-way line of Taylor Street;

Thence with the northerly right-of-way line of Taylor Street, South 63 deg. 08 min. 41 sec. West, 38.00 feet to an iron rod set, at the intersection with the easterly right-of-way line of an unnumbered alley;

EXHIBIT A
LEGAL DESCRIPTION
(continued)

Thence leaving the northerly right-of-way line of Taylor Street, with the easterly right-of-way line of said unnumbered alley, North 26 deg. 59 min. 31 sec. West, 66.67 feet to an iron rod set at the intersection with the northerly terminus of said unnumbered alley;

Thence leaving the easterly right-of-way line of said unnumbered alley with the northerly terminus of said unnumbered alley, South 63 deg. 08 min. 41 sec. West, 10.80 feet to an iron rod set at an intersection with the westerly right-of-way line of said unnumbered alley;

Thence leaving the northerly terminus of said unnumbered alley with the westerly property line of said unnumbered alley, South 26 deg. 59 min. 31 sec. East, 66.67 feet to an iron rod set in the northerly right-of-way line of Taylor Street;

Thence leaving the westerly right-of-way line of said unnumbered alley, with the northerly right-of-way line of Taylor Street, South 63 deg. 08 min. 41 sec. West, 126.00 feet to the POINT OF BEGINNING. Containing 16,751 square feet or 0.385 acres more or less.

BEING the same property conveyed to International Distribution Systems, Inc., by Deed of Record in Book 11342, page 144, Register's Office for Davidson County, Tennessee.