Davidson County DEEDQC
Recvd: 03/01/07 16:07 3 pgs
Fees:17.00 Taxes:0.00
20070301-0025598

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Gregel School Property IV, LLC 500 Tristate Building 432 Walnut Street Cincinnati, Ohio 45202	Same	Map & Parcel #107-115.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 ($1.00) Dollar, the receipt of which is hereby acknowledged, **JT Enterprises-Donelson, LLC**, a Tennessee limited liability company, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto **Gregel School Property IV, LLC**, an Ohio limited liability company, hereinafter called "Grantee", its successors and assigns, all of Grantor's interest, if any, in and to certain real estate in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto
and incorporated herein by this reference.

This is improved property, known as 601 Marriott Drive, Nashville, Tennessee 37214.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 28th day of February, 2007.

"GRANTOR"

JT ENTERPRISES-DONELSON, LLC, a Tennessee limited liability company

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Scott Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of JT Enterprises-Donelson, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

Witness my hand, at office, this 28 day of February, 2007.

Susan Felts
Notary Public

SUSAN FELTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
11-14-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 28th day of February, 2007.

11-14-09
My Commission Expires

Susan Felts
Notary Public

SUSAN FELTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. SAID TRACT BEING BOUNDED ON THE NORTH BY HR NASH, LLC & SVF, ON THE EAST BY THE HIGHLANDS SUBDIVISION, ON THE SOUTH BY MARRIOTT DRIVE, AND ON THE WEST BY HR NASH, LLC & SVF, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY: ADVANTAGE LAND SURVEYING – DATED FEBRUARY 23, 2007.

BEGINNING AT AN IRON ROD (SET) AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MARRIOTT DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ERMAC DRIVE; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

1. N 79°16'05" W 232.57' TO A CONCRETE MONUMENT; WITH A CURVE TO THE RIGHT 153.73' TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 41° 12'30", A RADIUS OF 213.89', A TANGENT OF 80.41' AND A CHORD OF N 58°39' 52" W, 150.54';

2. WITH A CURVE TO THE RIGHT 124.51' TO A CONCRETE MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 32°14'17", A RADIUS OF 221.28', A TANGENT OF 63.94', AND A CHORD OF N 21°56'27" W, 122.87';

3. THENCE; LEAVING SAID LINE WITH THE EASTERLY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF SECTION 1, HIGHLAND RIDGE, AS OF RECORD IN BOOK 5800 PAGE 19 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 84°19'14" E 61.71' TO AN IRON PIN;

4. THENCE; CONTINUING WITH SAID LINE N 48°43'07" E, 249.85' TO AN IRON PIN IN THE WESTERLY LINE OF THE HIGHLANDS AS OF RECORD IN BOOK 2663, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

5. THENCE; WITH SAID LINE THE FOLLOWING CALLS:

   S 04° 45' 03" E 155.30'
   S 05° 19' 36" E 99.97'
   S 40° 52' 03" E 201.27' TO THE POINT OF BEGINNING.

6. CONTAINING 69,981.4 SQUARE FEET OR 1.61 ACRES +/-, SUBJECT TO ANY EASEMENTS, KNOWN AND UNKNOWN AND OTHER RIGHTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JT ENTERPRISES-DONELSON, LLC BY QUITCLAIM DEED FROM JAMES S. THOMPSON AND WIFE, JENNIFER R. THOMPSON OF RECORD IN INSTRUMENT NO. 20050207-0014191, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.