New owner:
JACKSON DOWNS II (E&A), LLC

New Owner's Address	Send Tax Bills to:	Tax Parcel No.
1901 Main Street, Suite 900 Columbia, SC 29201	Same	08500009300

Prepared by:
Jeff DeGood
Gottlieb & Smith P.A.
5600 Bank of America Plaza
1901 Main St. S.C. 29201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) actual consideration paid and no other consideration whatsoever, JACKSON DOWNS (E&A), LLC, a South Carolina limited liability company ("Grantor"), does hereby remise, release and forever quitclaim unto JACKSON DOWNS II (E&A), LLC, a Delaware limited liability company ("Grantee"), that certain tract of land located in the City of Nashville, Davidson County, Tennessee being more particularly described on **Exhibit "A"** attached hereto.

IN WITNESS WHEREOF, Grantor has executed this conveyance this 9 day of April, 2007.

JACKSON DOWNS (E&A), LLC, a South Carolina limited liability company

By: Edens & Avant Investments Limited Partnership, a Delaware limited partnership, its sole member

By: Edens & Avant Administrative LLC, a Delaware limited liability company, its sole general partner

By: _____
Terry S. Brown, Chief Executive Officer

Record and Return to:
Karen Kirspel
Fidelity National Title
1800 Parkway Place, Suite 700
Marietta, GA 30067

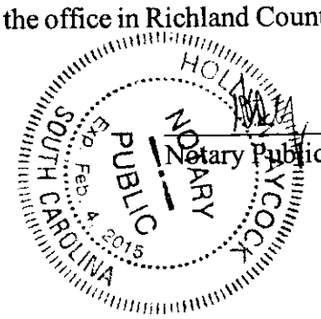
[Remainder of page intentionally left blank]

Davidson County DEEDQC
Recvd: 04/09/07 12:53 4 pg
Fees:22.00 Taxes:0.00
20070409-0041753

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

Before me, HOLLY W. AYCOCK, a notary public of the State and County of aforesaid, personally appeared TERRY S. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Executive Officer of Edens & Avant Administrative LLC, a Delaware limited liability company, the sole general partner of Edens & Avant Investments Limited Partnership, a Delaware limited partnership, the sole member of Jackson Downs (E&A), LLC, a South Carolina limited liability company, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company acting for an on behalf of the limited partnership acting for and on behalf of the limited liability company by himself as such officer.

WITNESS my hand and seal at the office in Richland County, South Carolina this 5th day of April, 2007.



Notary Public

My Commission Expires:

2-4-15

[Signature continued on following page.]

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

I hereby swear or affirm that the actual consideration for this transfer is Ten Dollars ($10.00) and no other consideration whatsoever.

JACKSON DOWNS II (E&A), LLC, a Delaware limited liability company

By:_____
Terry S. Brown, Chief Executive Officer

Subscribed and Sworn to before me on
this 5 day of April, 2007.

_____
Notary Public

[Affix Notarial Seal]

My Commission Expires: 2-4-15

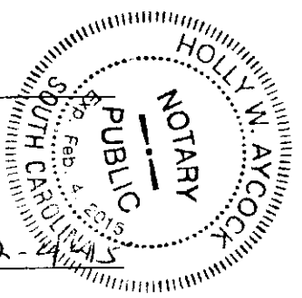


EXHIBIT "A"

TRACT NO. 1:

Land in Davidson County. Tennessee, being ALL of Lot No. 6 as shown on the plan of First Revision of Re-subdivision Lots 6 and 7, JACKSON DOWNS COMMERCIAL Subdivision, of record under instrument # 20021017-0127493, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

TOGETHER WITH all rights, benefits and interests appurtenant to said property under or pursuant to that certain Operation and Easement Agreement by and among Dayton Hudson Corporation, a Minnesota corporation, Mathews Partners, Inc., a Tennessee corporation, and Jackson Downs, L.P., a Georgia limited partnership, dated November 10, 1995, of record in Book 9857, page 151, as amended in First Amendment to Operation and Easement Agreement of record in Book 10841, page 648, and by Second Amendment to Operation and Easement Agreement of record in Book 10908, page 773, by Third Amendment to Operation and Easement Agreement of record as Instrument No. 200007050066702, Register's Office for Davidson County, Tennessee, by Fourth Amendment to Operation and easement Agreement of record as Instrument No. 20O20920-0114881, and by Fifth Amendment to Operation and Easement Agreement dated April 14, 2003, of record as Instrument No. 20030422-0053154, as re-recorded under instrument # 20030428-0056661, Registers Office for Davidson Co., TN.

TOGETHER WITH all rights, benefits and interests appurtenant to said property under or pursuant to that certain Declaration of Drainage Easements executed by Mathews Partners, Inc., a Tennessee corporation, as Declarant, dated November 10, 1995, of record in Book 9857, page 77, Register's Office for Davidson County. Tennessee.

TOGETHER WITH all rights, benefits and interests appurtenant to said property under or pursuant to that certain Cross Access Easement Agreement by and among Jackson Downs, L.P., a Georgia limited partnership, Mathews Partners, Inc., a Tennessee corporation, and Dayton Hudson Corporation, a Minnesota corporation, dated November 10, 1995, of record in Book 9857, page 116, Register's Office for Davidson County, Tennessee.

Being the same property and easements conveyed to JACKSON DOWNS (E&A), LLC, by General Warranty Deed from Mathews Investments, Inc., successor by name change to Mathews Partners, Inc., a Tennessee corporation, of record as instrument # 20020920-0114884 and by Deed from E&A Acquisition Two Limited Partnership recorded under instrument #20021025-0131201 in the Register's Office for Davidson County, Tennessee.