Davidson County DEEDQC
Recvd: 05/01/07 10:59 3 pgs
Fees:17.00 Taxes:0.00
20070501-0051691

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (CBR)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
St. Cloud Development Company, LLC c/o Novare Group 817 West Peachtree Street, Suite 400 Atlanta, Georgia 30308	Same	93-61-40

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **500 CHURCH STREET, L.P.**, a Tennessee limited partnership (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **ST. CLOUD DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 500 Church Street, Nashville, Tennessee 37219 and also known as 201 5th Avenue North, Nashville, Tennessee 37219.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed as of this 30th day of April, 2007.

GRANTOR:

500 CHURCH STREET, L.P.

By: Grace Development, Inc.
Its: General Partner

By: _____
John R. Grace, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Grace Development, Inc., the General Partner of 500 CHURCH STREET, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Vice President of the General Partner.

WITNESS my hand, at office, this 30th day of April, 2007.

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

_____
Notary Public
My Commission Expires: My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ -0-

_____
AFFIANT

Subscribed and sworn to before me this
30th day of April, 2007.

_____
Notary Public My Commission Exp. Nov. 22, 2008
My Commission Expires: _____

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

EXHIBIT A

Property Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Fifth Avenue North and Church Street and being more particularly described as follows:

BEGINNING at the intersection of the westerly margin of Fifth Avenue North and the northerly margin of Church Street;

THENCE, with the margin of said Church Street, S 63° 00' 26" W, 80.19 feet to a point;

THENCE, leaving said margin with the east line of Dynamic Property Management, LLC of record in Instrument No. 200408040093768, R.O.D.C., N 26° 59' 19" W, 60.58 feet to a point;

THENCE, with the north line of said Dynamic Property and John D. Ashcroft, Jr. of record in Book 5414, page 704, R.O.D.C., S 62° 54' 29" W, 91.81 feet to a point in the east margin of Harvey's Alley;

THENCE, with said margin, N 26° 48' 30 " W, 60.80 feet to a point;

THENCE, leaving said margin with the south line of Tennessee Road Builders Association of record in Book 11498, page 125, R.O.D.C., N 62° 48' 54" E, 172.31 feet to a point in the west margin of Fifth Avenue North;

THENCE, with said margin, S 26° 45' 02" E, 121.80 feet to the point of beginning.

Containing 15,370 square feet or 0.35 acres, more or less, as described according to the ALTA/ASCM Land Title Survey, dated January 4, 2007, last revised April 25, 2007, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, Job No. 33344-00.

Being the same property conveyed to 500 CHURCH STREET, L.P., a Tennessee limited partnership, by deed from PEOPLES SECURITY LIFE INSURANCE COMPANY, a North Carolina corporation, of record in Book 9812, Page 887, said Register's Office, and being further conveyed to ST. CLOUD DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company, by deed from 500 CHURCH STREET, L.P., a Tennessee limited partnership, of record as Instrument No. 20070524005696, said Register's Office.