Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20070726-0088930

QUITCLAIM DEED

FROM: C. Mark Carver, Trustee
Grantor

This instrument was prepared by:
Joseph N. Barker
Suite 300
138 Second Ave. North
Nashville, TN 37201

TO: Nashville Urban Venture, LLC
Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Nashville Urban Venture, LLC c/o Jay Turner Suite 300 138 Second Ave. North Nashville, TN 37201	Same	Map 93-90 Par 332 Part of: Map /Par : 93-9, 93-13,93-14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Sworn to and subscribed before me, this 26th day of July, 2007.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, C. Mark Carver, Trustee, with full power to transfer, convey and sell without the joinder of any beneficiary pursuant to a Trust Agreement dated June 30, 1999 (the "Grantor"), does hereby quitclaim unto Nashville Urban Venture, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest, in and to certain tracts or parcels of land in Davidson County County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, and all improvements thereon and any mineral rights related to the property (the "Property").

Executed effective the 26th day of July, 2007.

GRANTOR

By: C Mark Carver, Trustee
C. Mark Carver, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of July, 2007.

Traci Henry
Notary Public

My Commission Expires:

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee described as follows:

A tract of land in the 19th Councilmanic District Davidson County, Tennessee. Being all of Lot 1 of the Gulch Tract Seven recorded in Plat book 9700, page 763, Registers Office Davidson County, Tennessee (RODC). Bounded on the north by Combined Communications Corporation, recorded in Book 8069, Page 250, RODC, on the east by CSX Railroad Right-of-Way (ROW) (ROW varies), on the south by Gleaves Street (50' ROW); by the Metropolitan Development and Housing Agency, recorded in Inst. No. 200607310092177, RODC; by closed ROW by Ordinance No. 50-406, and on the west by 11th Avenue South (ROW varies) and being described as follows:

POINT OF BEGINNING being an iron rod new at the east ROW of 11th Street and being the southwest corner of the herein described tract; thence with said east ROW of 11th Avenue South the following calls:

With a curve to the left having an interior angle of 21°00'40", a radius of 481.00 feet, a length of 176.39 feet, a chord bearing and distance of North 13°26'22" East 175.40 feet to an iron rod new; thence with a curve to the right having an interior angle of 94°29'05" a radius of 20.00 feet, a length of 32.98 feet and a chord bearing and distance of North 50°10'34" East 29.37 feet to an iron rod new; thence South 82°34'53" East 5.65 feet to an iron rod new; thence North 07°25'07" East 44.00 feet to an iron rod new; thence North 82°34'53" West 14.33 feet to an iron rod new; thence with a curve to the right having an interior angle of 75°54'40" a radius of 20.00 feet, a length of 26.50 feet and a chord bearing and distance of North 44°37'33" West 24.60 feet to an iron rod new; thence with a curve to the left having an interior angle of 15°59'06", a radius of 486.00 feet, a length of 135.59 feet and a chord bearing and distance of North 14°39'46" West 135.15 feet to an iron rod new; thence with a curve to the left having an interior angle of 18°24'05", a radius of 926.00 feet, a length of 297.40 feet and a chord bearing and distance of North 31°51'21" West 196.12 feet to an iron rod new; thence with a curve to the right having an interior angle of 13°59'31", a radius of 164.00 feet, a length of 40.05 feet and a chord bearing and distance of North 34°03'39" West 39.95 feet to an iron rod new; thence North 27°03'53" West 122.71 feet to a railroad spike old; thence North 27°01'18" West 52.20 feet to a railroad spike old; thence North 24°21'29" West 93.06 feet to a railroad spike old; thence North 24°14'51" West 89.11 feet to an iron rod new; thence North 26°47'21" West 103.87 feet to a railroad spike old; thence North 23°14'16" West 57.81 feet to an iron rod new; thence North 19°40'00" West 9.64 feet to a P.K. nail old; thence leaving said ROW with the southern line of said Combined Communications Corporation, North 62°59'28" East 103.27 feet to an iron rod new on the western ROW of said CSX Railroad; thence with the western ROW of said CSX Railroad the following calls: thence parallel with said railroad tracts South 27°18'33" East 149.64 feet to an iron rod new; thence North 62°22'51" East 25.47 feet to an iron rod new; thence continuing 50 feet from and parallel from said railroad tracks South 27°18'33" East 308.11 feet to an iron rod new; thence with a curve to the left having an interior angle of 21°45'33", a radius of 408.10 feet, a length of 154.98 feet and a chord bearing and distance of South 38°11'19" East 154.06 feet to a point on face of an existing building; thence South 49°04'06" East 10.09 feet to an iron rod new; thence South 49°08'45" East 96.49 feet to a P.K. nail old; thence South 45°51'32" East 51.67 feet to an iron rod old; thence South 42°34'04" East 39.41 feet to a P.K. nail old; thence South 46°13'38" East 82.97 feet to a P.K. nail old; thence South 49°53'09" East 563.90 feet to an iron rod old; thence South 49°54'32" East 36.02 feet to an iron rod old; thence South 57°27'25" East 211.40 feet to an iron rod

old; thence South 65°00'18" East 319.55 feet to a P.K. nail old on the north ROW of said Gleaves Street; thence with said ROW North 82°38'20" West 526.10 feet to an iron rod new; thence North 82°41'05" West 166.83 feet to an iron rod new; thence leaving said ROW and with close ROW by Ordinance No. 50-406 and with the north line of said Metropolitan Development and Housing Agency North 82°10'17" East 470.72 feet to the Point of Beginning.

Included in the above described tract but expressly excluded is the ROW tract for bridge columns and as described below.

POINT OF COMMENCEMENT being an iron rod new on the east ROW of 11th Street; thence along the ROW of 11th Street North 26°47'22" West 23.19 feet to a point; thence leaving said east ROW North 62°22'51" East 26.70 feet to a point being the TRUE POINT OF BEGINNING; thence North 27°37'09" West 52.02 feet to a point; thence North 62°22'51 East 6.00 feet to a point; thence South 27°37'09" East 52.02 feet to a point; thence South 62°22'51" West 6.00 feet to the point of beginning.

Containing 312 square feet.

Total area excluding ROW Tract = 421,882 square feet or 9.69 acres.

The foregoing property description being derived from a survey performed by Littlejohn Engineering Associates, Inc., File No. 22116.

Being part of the same property conveyed to C. Mark Carver, Trustee, by the following deeds and instruments of record in the Register's Office for Davidson County, Tennessee:

From CSX Transportation, Inc., Book 11621, page 110.

From Metropolitan Development and Housing Agency Instrument No. 200008220083158; as corrected by Deed of Correction in Instrument No. 20010240105506; as modified by Release of Deed Reservation in Instrument No. 200504010035634.

From CSX Transportation, Inc., Instrument No. 200504010035633.

From Metropolitan Development and Housing Agency, Instrument No. 200506090066251.

CERTIFICATE OF AUTHENTICITY

I, Traci Henry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Henry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dawnelle B. Smith, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of July, 2007.

Dawnelle B. Smith
Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
November 22, 2010
STATE OF TENNESSEE