QUITCLAIM DEED

FROM: THE ESTATE OF ROBERT C. ASH, Grantor

This instrument was prepared by:
Nicholas G. Barca
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

TO: NASHVILLE URBAN VENTURE, LLC,
Grantee

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Tax Parcel Numbers
Nashville Urban Venture, LLC 138 2nd Avenue N. Suite 300 Nashville, TN 37201	SAME	09313008600 and 09313008700

Davidson County DEEDQC
Recvd: 07/31/07 13:59 4 pgs
Fees:22.00 Taxes:0.00
20070731-0090860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

SWORN AND SUBSCRIBED TO before me, this 30th day of July, 2007.

Fran Gibson
State of Tennessee Notary Public
Davidson County

Notary Public
My Commission Expires: My Commission Expires 03/21/2009

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, THE ESTATE OF ROBERT C. ASH (the "Grantor") 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 a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 12th Avenue and Pine Street, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 30th day of July, 2007.

Robert M. Boerner, Executor and Trustee of the
Estate of Robert C. Ash

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, FRAN Y. OROSON, a Notary Public of said County and State, Robert M. Boerner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the Executor and Trustee of the Estate of Robert C. Ash, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 2007.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My Commission Expires: My Commission Expires 03/21/2009

10716N:070732:742293:2:NASHVILLE

EXHIBIT A

Property Description

Being a tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lots 342, 343, 344 and Lot 345 on the Map of McNairy's West Nashville Plan of Lots, as of record in Plan Book 1, Page 15, of the Chancery Court at Nashville, Tennessee, and Alley Number 232, 9 feet in width, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the westerly right-of-way line of 12th Avenue South, width varies, and the northerly right-of-way line of Pine Street, width varies;

Thence leaving the westerly right-of-way line of 12th Avenue South with the northerly right-of-way line of Pine Street, South 63 Deg 15 Min 01 Sec West, 123.75 feet to an iron rod set;

Thence South 26 Deg 50 Min 14 Sec East, 2.29 feet to an iron rod set;

Thence South 62 Deg 51 Min 03 Sec West, 50.00 feet to an iron rod set at a corner common with the property of Mark C. Carver, Trustee, as of record in Instrument Number 20000822-0083154, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Pine Street with the easterly property line of Mark C. Carver, Trustee, North 26 Deg 50 Min 14 Sec West, 175.00 feet to an iron rod set in the southerly right-of-way line of Alley Number 233, 15 feet in width;

Thence with the southerly right-of-way line of Alley Number 233, North 62 Deg 51 Min 03 Sec East, 188.78 feet to an iron rod set in the westerly right-of-way line of said 12th Avenue South;

Thence leaving the southerly right-of-way line of Alley Number 233 with the westerly right-of-way line of 12th Avenue South, South 26 Deg 50 Min 14 Sec East, 158.65 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 23.58 feet, the radius of which is 15.00 feet, the central angle of which is 90 Deg 05 Min 15 Sec, the chord of which is South 18 Deg 12 Min 23 Sec West, 21.23 feet to the POINT OF BEGINNING.

Containing 32,736 Square Feet (0.752 Acres more or less).

Being Alley Number 232 and the same property conveyed to Ash-McNeil Welding Supply Company, as of record in Deed Book 4367, Page 293, at the Register's Office for Davidson County, Tennessee.

The description of the Property was obtained from a survey dated July 26, 2007, prepared by L. Kevin Morehead, License No. 2315.