THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (ALG)
315 Deaderick Street, Suite 2700
Nashville, TN 37238

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Number
SDG Metro, LLC 1996 Continental Drive Atlanta, Georgia 30345 Attn: Mark A. Parker	Same	Map- 71; Parcel -13/4

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, METRO EXCHANGE NASHVILLE, L.P., a Tennessee limited partnership ("Grantor") by these presents does hereby quitclaim and convey unto SDG METRO, LLC, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A attached hereto.

The source of this description is that certain ALTA/ACSM Land Title Survey of the property, prepared by William C. Cockrill of Barge, Waggoner, Sumner & Cannon, Inc., dated May 10, 2007, File No. 33574-00.

This is improved property known as 2 Vantage Way, Nashville, Davidson County, Tennessee 37228.

[*Signature follows on next page*]

Davidson County DEEDQC
Recvd: 08/31/07 13:12 4 pgs
Fees:22.00 Taxes:0.00
20070831-0105058

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of August, 2007.

METRO EXCHANGE NASHVILLE, L.P., a Tennessee limited partnership

By: Iratex Interests, a Texas general partnership, its general partner

By: Ersa-Grae Corporation, a Delaware corporation, its general partner

By: _____
Name: Ali Ebrahimi
Title: President

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Ali Ebrahimi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Ersa-Grae Corporation, a Delaware corporation, that is the general partner of Iratex Interests, a Texas general partnership, that is the general partner of Metro Exchange Nashville, L.P., a Tennessee limited partnership and is authorized by the corporation, the corporation being authorized by the general partnership, the general partnership being authorized by the limited partnership, to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 28th day of August, 2007.

_____
Notary Public

My Commission Expires: 11-25-2007

KIMBERLY SALAZAR
Notary Public, State of Texas
My Commission Expires
November 25, 2007

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ -0-.

Affiant

Sworn to and subscribed before me this 30th day of August, 2007.

Notary Public

My Commission Expires:

CHARLES SCOTT MILORD NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA APRIL 1, 2008

EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Vantage Way and Great Circle Road, being Tract No. 5A, as shown on the Plan of Tract No. 5A, Metrocenter of Record in Book 4715, Page 70, Register's Office for said County, and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Vantage Way, said point being at the westerly terminus of a curve return to the westerly margin of said Great Circle Road;

THENCE, with said northerly margin the following calls:

S 54° 47' 33" W, 49.11 feet to a point,

With a curve to the right 317.34 feet to an iron pin, said curve having a central angle of 12° 28' 14", a radius of 1458.00 feet, a tangent of 159.30 feet, and a chord of S 61° 01' 40" W, 316.71 feet,

S 67° 15' 47" W, 283.55 feet to a concrete monument;

THENCE, leaving said margin with the east line of Vantage Way, LLC of Record in Instrument No. 200606290077944, R.O.D.C., N 22° 44' 13" W, 400.00 feet to an iron pin;

THENCE, with the south line of Self Service Mini Storage of Record in Book 10511, Page 276, R.O.D.C., N 65° 48' 24" E, 615.80 feet to a concrete monument in the westerly margin of Great Circle Road;

THENCE, with said margin the following calls:

With a curve to the left 7.14 feet to an iron pin, said curve having a central angle of 00° 19' 51", a radius of 1237.00 feet, a tangent of 3.57 feet, and a chord of S 35° 02' 31" E, 7.14 feet,

S 35° 12' 27" E, 311.40 feet to an iron pin,

With a curve to the right 78.54 feet to the point of beginning, said curve having a central angle of 90° 00' 00", a radius of 50.00 feet, a tangent of 50.00 feet, and a chord of S 09° 47' 33" W, 70.71 feet;

Containing 261,314 square feet or 6.00 Acres, more or less.

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