Davidson County DEEDQC
Recvd: 10/30/07 13:29 6 pgs
Fees:32.00 Taxes:0.00
20071030-0127900

QUITCLAIM DEED

FROM: C. Mark Carver, Trustee
Grantor

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

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 93-9 Parcels 332, 333 and 334

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

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

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

Notary Public

My Commission Expires: March 20, 2010

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

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

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

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

Notary Public

My Commission Expires

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this reference, and all improvements thereon and any mineral rights related to the property (the "Property").

Executed effective the 30th day of October, 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 30th day of October, 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

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic, District, Davidson County, Tennessee, located on the easterly side of Eleventh Avenue, Industrial Boulevard, north of Division Street, being part of Lot Nos. 10, 11, 12, 13, 14, and all of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 as shown on the Lunatic Asylum Plan as of record in Book 21, page 117, Register's Office for Davidson County, a part of the property shown on the plan of the Property of the Nashville, Chattanooga and St. Louis Railroad as of record in Book 161, page 64, Register's Office for Davidson County, and a part of lot Nos. 252, 253, 254, 294 and 295, as shown on the plan of the McNairy Addition as of record in Book 9, page 322, Register's Office for Davidson County. And also, part of Lots B and C as shown on the plan of Woodfolk property as of record in Book 57, page 37, Register's Office for Davidson County, and being lots 20, 21, 22, 23, 24, and 25 as shown on the J.E. Gleaves plan as of record in Book 21, page 29, Register's Office Davidson County, and being more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic, District, Davidson County, Tennessee, located on the easterly side of Eleventh Avenue, Industrial Boulevard, north of Division Street, being lot nos. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, as shown on the Lunatic Asylum Plan as of record in Book 21, Page 117, R.O.D.C., a part of the property shown on the plan of the Property of the Nashville, Chattanooga and St. Louis Railroad as of record in Book 161, Page 64, R.O.D.C., a part of lot nos. 252, 253, 254, 294 and 295 as shown on the plan of the McNairy Addition as of record in Book 9, Page 322, R.O.D.C., and lot nos. 20, 21, 22, 23, 24, and 25 as shown on the Gleaves Plan of lots as of record in Book 21, Page 29, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin in the southerly right-of-way line of Eleventh Avenue Industrial Boulevard, said iron pin being northerly 450 feet, more or less, from the northerly right-of-way line of Division Street;

THENCE, with said easterly right-of-way line the following calls:

N 06° 47' 27" E, 281.11 feet to an iron pin;

With a curve to the left 74.09 feet to an iron pin, said curve having a central angle of 09° 52' 22", a radius of 430.00 feet, a tangent of 37.14 feet, and a chord of N 01° 51' 16" E, 74.00 feet;

N 06° 45' 04" E, 24.09 feet to an iron pin;

N 28° 26' 11" W, 13.04 feet to an iron pin;

With a curve to the left 144.52 feet to an iron pin, said curve having a central angle of 19° 15' 23", a radius of 430.00 feet, a tangent of 72.95 feet and a chord of N 17° 26' 54" W, 143.84 feet;

N 27° 04' 36" W, 266.85 feet to an iron pin;

THENCE, leaving said right-of-way line, N 63° 44' 00" E, 119.43 feet to an iron pin;

THENCE, S 27° 22' 14" E, 79.50 feet to an iron pin;

THENCE, with a curve to the left 188.31 feet to an iron pin said curve having a central angle of 22° 33' 21", a radius of 478.33 feet, a tangent of 95.39 feet, and a chord of S 38° 38' 55" E, 187.09 feet;

THENCE, S 49° 55' 35" E, 810.23 feet to an iron pin;

THENCE, S 07° 18' 05" W, 176.95 feet to a drill hole in the northerly right-of-way line of Gleaves Street;

THENCE, with said right-of-way line, N 82° 43' 53" W, 166.83 feet to an iron pin;

THENCE, with the northerly line of that portion of Gleaves Street closed by Council Bill No. 50-406 and the northerly terminus of Magazine Street, a severance line and the northerly line of property conveyed to South Central Bell Telephone Company by deed of record in Book 4250, page 56, R.O.D.C., N 82° 13' 05" W, 565.39 feet to the point of beginning.

Containing 341,983 square feet or 7.85 acres, more or less.

Being the same property conveyed to C. Mark Carver, Trustee, by deed from CSX Transportation, Inc., a Virginia Corporation, of record in Book 11621, page 110, Register's Office of Davidson County, Tennessee.

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 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 30th day of October, 2007.

Notary Public

My Commission Expires: _____



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