Prepared by:
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Davidson County DEEDQC
Recvd: 06/27/08 12:12 3 pg
Fees:17.00 Taxes:0.00
20080627-0066548

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ward Investment Management, LLC 1 Blackberry Road Nashville, TN 37215	Same	Map 79, P/O Parcel 3

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, Stephen W. Ward, Grantor, by these presents does hereby quitclaim and convey unto Ward Investment Management, LLC, Grantee, its successors and assigns, all his right, title and interest in and to the tract of land described on Exhibit A, hereto.

Being the same property conveyed to Stephen W. Ward, by deed from The Metropolitan Government of Nashville and Davidson County, by and thorough the Metropolitan Port Authority filed of record in Deed Book 6842, Page 180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my and this 30 day of October ,2006.

Stephen W. Ward

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, James David Leckrone a Notary Public in and for said County and State, Stephen W. Ward, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 30 day of Oct 2006.

Notary Public

My commission expires: 1/24/08

JAMES DAVID LECKRONE Notary Public At Large DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

Affiant

Subscribed and sworn to before me, this 30 day of Oct, 2006.

Notary Public

My commission expires: _____

JAMES DAVID LECKRONE Notary Public At Large DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Cockrill Bend Industrial Road, being Lot No. 1 as shown on the plan of Cockrill Bend Industrial Complex, Section One, as of record in Book 6050, Page 248, R.O.D.C. and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Cockrill Bend Industrial Road, said monument being westerly 3,268 feet, more or less, from the westerly margin of Tufting Court and being the southeasterly corner of the herein described parcel; thence with said northerly margin with a curve to the right 100.00 feet to an iron pin said curve having a central angle of 05° 13' 40", a radius of 1,096.00 feet; a tangent of 50.04 feet and a chord of N 29° 45' 50" W, 99.97 feet; thence continuing with said northerly margin, N 27° 09' W, 110.00 feet to a concrete monument; thence leaving said northerly margin N 57° 36' E, 500.00 feet to an iron pin; thence S 28° 24' E, 210.00 feet to an iron pin in the westerly line of a position of the property conveyed to the State of Tennessee by deed of record in Book 448, Page 250, R.O.D.C.; thence with said westerly line S 57° 37' W, 500.00 feet to the point of beginning, containing 105,051 square feet or 2.41 acres, more or less.

Being a part of the same property conveyed to The Metropolitan Port Authority, an agency of The Metropolitan Government, empowered to hold title in its

The above described tract is hereby conveyed subject to the following conditions:

1. That the property not be used for facilities designed for the sale or distribution to the public of electricity, gas, water, telephone, or services commonly classified as public utilities.

2. The above described parcel is subject to a ten-foot wide Public Utility and drainage easement along the westerly, northerly and easterly lines as shown on the plan of Cockrill bend Industrial Complex, Section One, as of record in Book 6050, Page 248, R.O.D.C., Tennessee.

3. The above described parcel is subject to a Declaration of Restrictions and Covenants as of record in Book 6823, Page 645, R.O.D.C., Tennessee.