Davidson County DEEDQC
Recvd: 07/28/08 16:04 5 pgs
Fees:27.00 Taxes:0.00
20080728-0077217

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSL)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Hermitage Commons III, LLC 2603 Elm Hill Pike, Suite I Nashville, TN 37214 Attn: Kenneth M. Powers	Same	86-762

Davidson County DEEDQC
Recvd: 06/19/08 15:51 4 pgs
Fees:22.00 Taxes:0.00
20080619-0063434

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HERMITAGE COMMONS, LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to HERMITAGE COMMONS III, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as Lot 3 of Hermitage Commons, Hermitage, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 17th day of June 2008.

HERMITAGE COMMONS, LLC

By: KPCD, LLC, its Manager

By: _____
Name: Kenneth Powers
Its: Sole Member

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 18th day of June, 2008.

Notary Public

My Commission Expires:

3/7/2011

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kenneth Powers, 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 sole member of KPCD, LLC, a limited liability company that is the Manager of Hermitage Commons, LLC, a limited liability company, and is authorized by the limited liability company to execute the instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 18th day of June 2008.

Notary Public

My Commission Expires:

3/7/2011

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 3 of Hermitage Commons, as of record in Instrument Number 20070810-0095886, and being more particularly described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Old Hickory Boulevard, width varies, at a corner common with Lot 2 of Hermitage Commons, also being the property of Hermitage Commons, LLC c/o Commercial Realty Services, as of record in Instrument Number: 20070212-0018077, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 676,262.47; Easting: 1,787,008.33; on the State Plane Coordinate System NAD-83 (1995);

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 20 deg 54 min 50 sec East, 157.49 feet to an iron rod set;

Thence South 16 deg 01 min 36 sec East, 205.42 feet to an iron rod set, at a corner common with the property of Lojac Enterprises, Inc., as of record in Deed Book 7975, Page 122, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Hickory Boulevard, with the northerly property line of Lojac Enterprises, Inc., South 71 deg 18 min 47 sec West, 258.09 feet to an iron rod set;

Thence North 63 deg 38 min 36 sec West, 131.02 feet to an iron rod set;

Thence North 30 deg 24 min 48 sec West, 111.95 feet to a point in the center of an unnamed creek;

Thence continuing with the northerly property line of Lojac Enterprises, Inc., with the center of said unnamed creek for the following four calls;

1) South 45 deg 46 min 52 sec West, 65.62 feet to a point;
2) South 57 deg 17 min 37 sec West, 128.35 feet to a point;
3) South 85 deg 31 min 58 sec West, 277.00 feet to a point;
4) South 42 deg 30 min 25 sec West, 65.67 feet to a point in the easterly property line of Lojac Enterprises, Inc., as of record in Deed Book 7429, Page 366, at the Register's Office for Davidson County, Tennessee, said point being located in the center of Stoners Creek;

Thence with the easterly property line of Lojac Enterprises, Inc., and the center of Stoners Creek, North 53 deg 52 min 23 sec West, 63.10 feet to a point, at a corner common with the property of Metro Government Water & Sewer, as of record in Deed Book 4699, Page 617, at the Register's Office for Davidson County, Tennessee;

Thence leaving the center of Stoners Creek, with the easterly property line of Metro Government Water & Sewer, North 26 deg 20 min 30 sec East, passing an iron rod set witness pin at 50 feet, and continuing for a total distance of 233.60 feet to an existing iron rod, at a corner common with the property of Valerie Phillips, as of record in Deed Book 11304, Page 433, at the Register's Office for Davidson County, Tennessee, and with the property of Gloria A. Jones, as of record in Instrument Number: 20040415-0042576, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Gloria A. Jones, South 61 deg 51 min 32 sec East, 80.60 feet to an existing iron rod;

Thence South 88 deg 31 min 56 sec East, 190.90 feet to an existing concrete monument, at a corner common with the property of Jeremy Perdue & Lindsay McQuirt, as of record in Instrument Number: 20010710-0073650, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Jeremy Perdue & Lindsay McQuirt, North 48 deg 28 min 04 sec East, 131.90 feet to an existing concrete monument, at a corner common with the property of Roberto C. Duran, as of record in Instrument Number: 20060531-0063725, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Roberto C. Duran, North 08 deg 38 min 04 sec East, 44.04 feet to an iron rod set at a corner common with said Lot 2;

Thence with the southerly property line of said Lot 2, North 71 deg 11 min 51 sec West, 381.60 feet to the POINT OF BEGINNING. Containing 203,826 square feet or 4.679 acres more or less.

Being part of the same property conveyed to Hermitage Commons, LLC, as of record in Instrument Number: 20070212-0018077, at the Register's Office for Davidson County, Tennessee.

6855142.1

Affidavit

I, Heather Dye , 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.

Signature

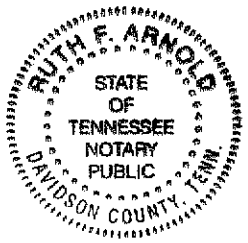
State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Heather Dye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

Notary Seal:



My Commission Expires AUG. 23, 2011