PICK-UP

BILL GARRETT, Davidson County
Trans:T20090043155 DEEDQC
Recvd: 06/29/09 10:19 8 pgs
Fees:42.00 Taxes:0.00
20090629-0060030

THIS INSTRUMENT PREPARED BY:
Charles R. Swartz
McGuireWoods LLP
One James Center, 901 E. Cary Street
Richmond, VA 23219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
c/o GrayCo, Inc. 5004 Monument Avenue Suite 200 Richmond, VA 23230	c/o GrayCo, Inc. 5004 Monument Avenue Suite 200 Richmond, VA 23230	02616006200

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, **GRAY LUMBER COMPANY,** a Virginia corporation, **GRAYLAND COMPANY, L.P.**, a Virginia limited partnership, and **GRAY PROPERTY 6801, LLC**, a Virginia limited liability company (collectively, the "Grantor") hereby quitclaims and conveys to **GRAY PROPERTY BP 6801, LLC**, a Virginia limited liability company (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 as a part hereof.

Being the same the land conveyed to GRAY LUMBER COMPANY a Virginia Corporation, GRAYLAND COMPANY, L.P., a Virginia limited partnership and GRAY PROPERTY 6801, LLC, a Virginia limited liability company by Deeds as recorded under instrument #'s 200110120111724 and 200610110126567 in the Registers Office for Davidson Co., TN.

This is improved property known as Bristol Park Apartments.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 24th day of June, 2009.

GRAY LUMBER COMPANY

By: _____
Name: Charles W. Ewing, II
Title: EVP

GRAYLAND COMPANY, L.P.
By Grise, LLC, General Partner

By: _____
Name: Charles W. Ewing, II
Title: VP

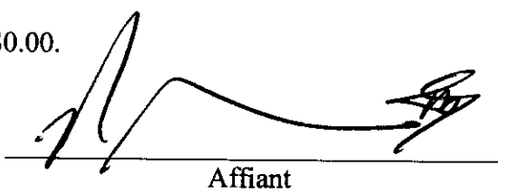
GRAY PROPERTY 6801, LLC
By Gray Holdings, LLC, Manager

By: _____
Name: Paul H. Sheehy
Title: President

STATE OF VIRGINIA)

COUNTY OF HENRICO)

The actual consideration for this transfer is $0.00.



Affiant

Sworn to and subscribed before me this 24Th day of June, 2009.

Debra C. Stultz

Notary Public

NOTARIAL SEAL

My Commission Expires: 6/30/2011

Registration No.: 281995

STATE OF VIRGINIA)

COUNTY OF HENRICO)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Charles W Ewing II, 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/a(n) Executive Vice President of Gray Lumber Company, a Virginia corporation, and is authorized by the Board of Directors to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 24Th day of June, 2009.

Debra C. Stultz

Notary Public

DEBRA C. STULTZ
Notary Public
Commonwealth of Virginia
281995
My Commission Expires Jun 30, 2011

My Commission Expires: 6/30/2011

Registration No.: 281995

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STATE OF VIRGINIA)

COUNTY OF HENRICO)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Charles W. Ewing, II, 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/a(n) V. C President of Grise, LLC, general partner of Grayland Company, L.P., a Virginia limited partnership, and is authorized by the general partner to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 24th day of June, 2009.

DEBRA C. STULTZ
Notary Public
Commonwealth of Virginia
281995
My Commission Expires Jun 30, 2011

Debra C. Stultz
Notary Public

My Commission Expires: 6/30/2011
Registration No.: 281995

STATE OF VIRGINIA)

COUNTY OF HENRICO)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Paul H. Sheehy, 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/a(n) President of Gray Holdings, LLC, manager of Gray Property 6801, LLC, a Virginia limited liability company, and is authorized by the manager to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 24th day of June, 2009.

DEBRA C. STULTZ
Notary Public
Commonwealth of Virginia
281995
My Commission Expires Jun 30, 2011

Debra C. Stultz
Notary Public

My Commission Expires: 6/30/2011
Registration No.: 281995

Exhibit A

Lot 1

Being a tract of land known as Lot 1 of the "Second Revision, Re-subdivision of Lot 1 of Northside Marketplace," as recorded in Instrument Number 200110030107284 Registers Office Davidson County (RODC), tract being located in the northern portion of Davidson County, lying in the 10th Councilmanic District of Nashville, Tennessee. Bounded on the north by the following: Duane E. Harrison, et ux as recorded in Deed Book 7868, Page 450 RODC, Lot 2 of Northside Marketplace, Re-subdivision of Lot 2, as recorded in Plat Book 9700, Page 894, RODC, being KIR Northside Marketplace, LP as recorded in Deed Book 11754, Page 615 RODC, Right-of-Way (ROW) of Riverchase Boulevard (72' ROW), Lot 1 of Carmax Auto Superstore as recorded in Instrument Number 200501130004927, RODC, being Carmax Auto Superstores, Inc., as recorded in Instrument Number 200406180072708, RODC & the "Resub. of Section I & II, Mansker Meadows as recorded in Plat Book 2854, Page 32, on the east by Section II Mansker Meadows as recorded in Plat Book 2663, Pages 15 & 16 RODC, and Section III Mansker Meadows as recorded in Plat Book 2900, Page 26 RODC, on the south by Lot 3 of said "Second Revision Re-subdivision of Lot 1 of Northside Marketplace," on the west by the following: Section III of North Hill Estates as recorded in Plat Book 3842, Page 185 RODC, ROW of Spring Branch Road (ROW varies), & Section II of North Hill Estates as recorded in Deed Book 3700, Page 51 RODC. Tract being described as follows:

POINT OF BEGINNING being a found iron rod in the easterly ROW margin of Riverchase Boulevard at the termination of said ROW into said Lot 1 of the "Second Revision, Re-subdivision of Lot 1 of Northside Marketplace"; thence leaving said ROW North 75°01'13" East 581.87 feet to a found iron rod; thence North 70°07'37" East 291.32 (291.31 record) feet to a set point; thence North 3°40'01" West 463.90 feet to a set point; thence South 58°52'34" East 120.69 (120.59 record) feet to a set point; thence South 18°04'31" East 220.38 feet to a found monument on the northern ROW margin of Mansker Drive; thence with said ROW South 28°27'12" East 50.69 feet to a found concrete monument on the southern ROW margin of Mansker Drive; thence leaving said ROW South 19°55'00" East 179.95 feet to a set point; thence South 30°06'14" West 144.70 feet to a set point; thence South 10°21'49" East 754.55 feet to a found concrete monument; thence South 54°51'05" East 420.69 feet to a found iron rod; thence South 41°38'05" East 178.30 feet to a found iron rod; thence South 64°40'06" West 317.30 feet to a set point; thence North 50°33'58" West 250.77 feet to a set point; thence North 38°12'52" West 148.95 feet to a set point; thence North 88°06'08" West 302.00 feet to a set point; thence North 74°38'34"

West 103.61 feet to a set point; thence North 74°55'04" West 56.39 feet to a set point; thence South 34°51'49" West 155.00 feet to a set point; thence South 6°47'49" East 155.19 feet to a set point; thence South 40°34'48" West 204.57 feet to a set point; thence South 43°46'15" West 239.72 feet to a found iron rod, being the southwest corner of the tract being described, also lying on the northern ROW margin of East Hill Drive; thence North 49°29'56" West 332.05 feet to a set point; thence North 49°18'07" West 396.62 feet to a found concrete monument on the southern ROW margin of Spring Branch Road; thence with said ROW North 49°40'34" West 53.42 feet to a found concrete monument on the northern ROW margin of Spring Branch Road; thence leaving said ROW with a curve to the right having a radius of 625.00 feet, an arc length of 319.70 feet, a central angle of 29°18'30", a chord bearing and distance of North 34°40'34" East 316.23 feet to a set point; thence North 49°17'30" East 96.93 feet to a found monument; thence North 40°40'28" West 464.87 feet to a found iron rod; thence North 72°55'37" West 40.21 feet to a found iron rod; thence North 64°14'58" East 544.87 feet to the point of beginning. Containing 1,829,837 square feet or 42.00 acres.

Lot 3

Being a tract of land known as Lot 3 of the "Second Revision, Re-subdivision of Lot 1 of Northside Marketplace," as recorded in Instrument Number 200110030107284 Registers Office Davidson County (RODC), tract being located in the northern portion of Davidson County, lying in the 10th Councilmanic District of Nashville, Tennessee. Bounded on the north by Lot 1 of said "Second Revision, Re-subdivision of Lot 1 of Northside Marketplace," also on the north by Section III Mansker Meadows as recorded in Plat Book 2900, Page 26 RODC, on the east by Section II Mansker Meadows as recorded in Plat Book 2663, Pages 15 & 16 RODC, on the south by the following: Right-of-Way (ROW) of CSX Transportation Railroad (ROW varies), Phillips Branch Subdivision as recorded in Plat Book 5060, Page 35 RODC, & ROW of Cumberland Hills Drive (50' ROW) on the west by Section IV North Hill Estates as recorded in Plat Book 3842, Page 229 RODC, also on the west by ROW of East Hill Drive (50' ROW). Tract being described as follows:

POINT OF BEGINNING being a found iron rod at the southwest corner of Lot 71, as shown on "Section II, Mansker Meadows as recorded in Plat Book 2900, Page 26 RODC, lot being located at the southerly most intersection of Cumberland Hills Drive and Mansker Drive; thence North 64°40'06" East 252.46 feet to a set point in the westerly ROW margin of Cumberland Hills Drive; thence with said ROW and a curve to the right having a radius of 625.00 feet, an arc length of 281.36 feet, a central angle of 25°47'34"

(25°47'36"record), a chord bearing and distance of South 16°23'38" East 278.99 feet to a found monument at the termination of said ROW into the lot being described herein; thence leaving said ROW North 86°30'46" East 262.81 feet to a found monument; thence North 39°40'14" East 220.96 feet to a found monument; thence South 25°15'21" East 528.34 feet to a set point in the northerly ROW of the CSX Transportation Railroad; thence with said ROW South 69°45'26" West 290.93 feet to a set point; thence with a curve to the left having a radius of 6689.44 feet, an arc length 75.82 feet, a central angle 0°38'58", a chord bearing and distance of South 69°25'58" West 75.80 feet to a set point; thence North 20°53'31" West 25.00 feet to a set point; thence with a curve to the left having a radius of 6714.44 feet, an arc length of 977.23 feet, a central angle of 8°20'20", a chord bearing and distance of South 64°56'20" West 976.34 feet to a set point; thence leaving said ROW North 42°22'24" West 483.82 feet to a set point on the northerly ROW margin of Cumberland Hills Drive; thence with said ROW South 47°37'36" West 356.79 feet to a found monument; thence leaving said ROW North 48°59'09" West 226.13 feet to a found monument; thence North 49°34'17" West 390.77 feet to a found monument on the southerly ROW margin of East Hill Drive at the point of termination of said ROW into the tract being described; thence with said ROW North 49°29'56" West 50.86 (50.68 record) feet to a found iron rod; thence leaving said ROW North 43°46'15" East 239.72 feet to a set point; thence North 40°34'48" East 204.57 feet to a set point; thence North 6°47'49" West 155.19 feet to a set point; thence North 34°51'49" East 155.00 feet to a set point; thence South 74°55'04" East 56.39 feet to a set point; thence South 74°38'34" East 103.61 feet to a set point; thence South 88°06'08" East 302.00 feet to a set point; thence South 38°12'52" East 148.95 feet to a set point; thence South 50°33'58" East 250.77 feet to a set point; thence North 64°40'06" East 317.30 feet to the point of beginning.Containing 1,515,882 square feet or 34.79 acres.

TOGETHER WITH an exclusive permanent sign easement totaling thirty-six (36) square feet and appurtenant rights thereto as contained in Grant of Sign Easement of record as Instrument No. 20011012-0111412 in the Register's Office for Davidson County, Tennessee, said sign easement being more particularly described as follows:

Being an easement on land lying in Nashville, Davidson County, Tennessee, easement is located on a portion of Lot 2, Plat of "Re-subdivision of Lot 2, Northside Marketplace", said Plat recorded in Plat Book 9700, page 894, Register's Office for Davidson County, said Lot 2 is owned by KIR Northside Marketplace, LP., by instrument of record in Deed Book 11754, page 615, Register's Office for said County, more particularly described as follows:

Commencing at an existing iron rod located at the westernmost right-of-way radius return of Riverchase Boulevard in the south right-of-way line of Gallatin Pike, being a northeast corner of said Lot 2; thence, South 23 deg. 00 min 15 sec. East 15.02 feet to the northernmost corner of said easement, being the Point of Beginning, thence with said easement the following bearings and distances: South 64 deg. 17 min. 19 sec. East 6.00 feet to a point, South 25 deg. 42 min. 41 sec. West 6.00 feet to a point; North 54 deg. 17 min. 19 sec. West 6.00 feet to a point; North 25 deg. 42 min. 41 sec. East 6.00 feet to the Point of Beginning, containing 36 square feet, or 0.0008 acre, more or less.

Together with easements appurtenant thereto as contained in Reciprocal Easement and Operating Agreement of record in Book 10478, page 333, as amended by First Amendment to Reciprocal Easement and Operating Agreement of record in Book 10884, page 749, as amended by Agreement filed under instrument # 200406070066660 in the Register's Office for Davidson County, Tennessee.