BILL GARRETT, Davidson County
Trans:T20090067935 DEEDQC
Recvd: 10/06/09 08:13 4 pgs
Fees:22.00 Taxes:0.00
20091006-0092638

AFTER RECORDING, RETURN TO:

THIS INSTRUMENT PREPARED BY:

Hartman, Simons, Spielman & Wood, LLP
6400 Powers Ferry Road, Suite 400
Atlanta, GA 30339

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
6136 Hillsboro Pike Nashville, TN 37215	6136 Hillsboro Pike Nashville, TN 37215	118-11-179.00

QUIT CLAIM DEED

For and in Consideration of the sum of $1.00 ONE AND NO/100 DOLLAR, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, HOME DEPOT U.S.A., INC., a Delaware corporation, by these presents does hereby quitclaim and convey unto OAKS INVESTMENT PARTNERS, GP, a Georgia general partnership, its successors and assigns, all the undersigned's interest in the following described real property:

See Exhibit "A" attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of October, 2009.

GRANTOR:

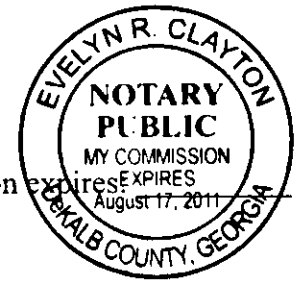
HOME DEPOT U.S.A., INC.

By: _____
Name: Brett D. Soloway
Its: Counsel – Real Estate Law

STATE OF GEORGIA
COUNTY OF COBB

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Brett D. Soloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Counsel – Real Estate Law of Home Depot U.S.A., Inc., the within named bargainor, a Delaware corporation, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal, at office this 1st day of October, 2009.



Evelyn R. Clayton
Notary Public

My commission expires:

2067306-1 1630.2517300

EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Twenty-Sixth Councilmanic District, Davidson County, Tennessee, located between Powell Avenue and CSX Transportation Railroad, south of and adjacent to Thompson Lane and being more particularly described as follows:

Beginning at a cross mark chiseled in concrete sidewalk in the westerly margin of Powell Avenue, said point being the northeast corner of the Fleming CarMax Tennessee ,LLC recorded in deed book instrument number 2008032800313203 in the Register's Office for Davidson County, Tennessee;

Thence with the line of Fleming CarMax the flowing two calls and distances:

1. South 88° 27' 21" West 129.20 feet to an iron rod new with Gresham Smith and Partners Cap in the center of East Fork Browns Creek;

2. South 61° 37' 15" West, a distance of 559.75 feet to an iron rod new with GS&P cap in the easterly margin of CSX Railroad;

Thence leaving the line of Fleming CarMax with the right of way of CSX Railroad with a curve to the right with a central angle of 02° 36' 57", a radius of 13,138.44 feet, a tangent of 299.96 feet, a length of 599.81 feet, and a chord bearing of North 26° 04' 35" West, a distance of 599.76 feet to an iron rod new with GS&P cap corner with State of Tennessee Controlled Access Highway recorded in Deed Book 4567 Page 558 in the Register's Office for Davidson County, Tennessee;

Thence leaving said railroad right-of-way with the line of the State of Tennessee Controlled Access Highway North 54° 17' 33" East, a distance of 368.22 feet to a concrete right of way monument existing corner with Metro Government of Nashville and Davidson County recorded in recorded in Deed Book 7275 Page 575 in the Register's Office for Davidson County, Tennessee;

Thence leaving the State of Tennessee Controlled Access Highway with the line Metro Government of Nashville and Davidson County property the following four (4) calls and distances;

1. South 30° 51' 08" East 123.77 feet to an iron rod new with GS&P cap;;
2. North 74° 18' 03" East 175.01 feet to an iron rod existing with Thomas Miller Associates Cap;
3. North 24° 05' 09" West 91.35 feet to a point in East Fork Browns Creek;
4. North 74° 09' 30" East 167.58 feet to an iron rod existing with cap (not readable) in the westerly right of way of Powell Avenue;

Thence leaving the line Metro Government of Nashville and Davidson County with the westerly right of way of Powell Avenue the following three (3) calls and distances;

1. South 24° 05' 46" East 269.22 feet to a mag nail new in concrete sidewalk;
2. South 20° 47' 38" East 249.82 feet to a mag nail new in concrete sidewalk;
3. Thence with a curve to the left, having a central angle of 00° 44' 50", a radius of 6,738.95 feet, a tangent of 43.98 feet, a length of 87.95 feet, and a chord bearing of South 21° 11' 01" East, a distance of 87.90 feet to the point of beginning and containing 409,350 square feet more or less or 9.397 acres.

Being the same property conveyed to HOME DEPOT U.S.A., INC., by deeds of record as Instrument Nos. 20010816-0088643, 200108160088644 and 20040622-0074128, said Register's Office.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1st day of October, 2009.

Affiant

Notary Public

My commission expires:

EVELYN R. CLAYTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
August 17, 2011
DeKALB COUNTY, GEORGIA

2067306-1 1630.2517300