This Instrument Prepared By:
Michael J. Avellar
153 Treeline Park, Suite 300
San Antonio, TX 78209

ADDRESS NEW OWNER:
Ironwood Partners, Ltd.
153 Treeline Park, Suite 300
San Antonio, TX 78209

SEND TAX BILL:
"To Owner"

MAP AND PARCEL
Part of
Map: 81-4
Parcel: 101

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **BellSouth Telecommunications, Inc.**, a Georgia corporation ("Grantor"), does by these present hereby quitclaim and convey unto **Ironwood Partners, Ltd.**, a Texas limited partnership, its successors and assigns, all of its right, title and interest in and to the tract of land situated and being in the City of Nashville, County of Davidson, State of Tennessee described in Exhibit A, attached and incorporated herein.

In witness whereof, the Grantor has executed this instrument ~~on~~ as of the 5 day of November 2009.

Approved as to Legal Form:

_____

BellSouth Telecommunications, Inc.

By: _____
Francis C. Bishop
Authorized Signatory

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared Francis C. Bishop who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BILL GARRETT, Davidson County
Trans:T20090078113 DEEDQC
Recvd: 11/17/09 10:53 4 pgs
Fees:23.00 Taxes:423.71

20091117-0105733

_____
Signature of Notary Public

STATE OF Tennessee §
§
COUNTY OF Williamson §

The actual consideration for this transfer is $ 114,515.81.

Joe D Roper
AFFIANT

Subscribed and sworn to before me
this 5 day of November 2009.

James G. Lackey, III
NOTARY PUBLIC
My Commission Expires: 5/10/13

JAMES G. LACKEY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

California All-Purpose Acknowledgment

State of California
County of Contra Costa S.S.

On 11/5/09 before me, Troy MacDonald Notary Public
Name of Notary Public, Title

personally appeared Francis C. Bishop
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

TROY MACDONALD
Commission # 1768162
Notary Public - California
Alameda County
My Comm. Expires Sep 16, 2011

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 1 ON THE PALT OF RECORD IN INSTRUMENT NO. 200910220097745, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A PK NAIL SET ON THE CENTER LINE OF 5TH AVENUE NORTH, CLOSED, ON THE EASTERLY PROPERTY LINE OF S.A. NORTH, LTD., AS OF RECORD IN DEED INSTRUMENT 200612180155556, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PK NAIL BEING NORTH 44 DEG 13 MIN 31 SEC WEST, 76.76 FEET FROM AN IRON ROD AT THE INTERSECTION OF THE CENTER LINE OF 5TH AVENUE NORTH, CLOSED, AND THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET;

THENCE WITH THE EASTERLY PROPERTY LINE S.A. NORTH, LTD., NORTH 44 DEG 13 MIN 31 SEC WEST, 69.62 FEET TO A PK NAIL SET AT A CORNER COMMON WITH S.A. NORTH, LTD., LLC., AS OF RECORD IN INSTRUMENT 200612180155553, AT SAID REGISTER'S OFFICE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF S.A. NORTH, LTD., NORTH 49 DEG 01 MIN 19 SEC EAST, 138.02 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH S.A. NORTH, LTD., AS OF RECORD IN INSTRUMENT 200612180155552, AT SAID REGISTER'S OFFICE;

THENCE WITH THE WESTERLY PROPERTY LINE OF S.A. NORTH, LTD., SOUTH 44 DEG 13 MIN 42 SEC EAST, 61.79 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH BELLSOUTH TELECOMMUNICATIONS, INC., AS OF RECORD IN DEED BOOK 6456, PAGE 19, AT SAID REGISTER'S OFFICE;

THENCE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF BELLSOUTH TELECOMMUNICATIONS, INC., SOUTH 45 DEG 46 MIN 11 SEC WEST, 137.81 FEET TO THE POINT OF BEGINNING, CONTAINING 9,054 SQUARE FEET (0.21 ACRES MORE OR LESS).

BEING PART OF THE SAME PROPERTY CONVEYED TO BELLSOUTH TELECOMMUNICATIONS, INC., AS OF RECORD IN DEED BOOK 6456, PAGE 16, AT SAID REGISTER'S OFFICE.