BILL GARRETT, Davidson County
Trans:T20090081076 DEEDQC
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Fees:17.00 Taxes:0.00
20091201-0109857

This instrument prepared by:
Waller Lansden Dortch & Davis, LLP (MGN)
511 Union Street, Suite 2700
Nashville, TN 37219

QUITCLAIM DEED

FROM: SUNTRUST BANK, a Georgia banking corporation

TO: 4TH AND COMMERCE, LLC, a Tennessee limited liability company

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
4th and Commerce, LLC Roundabout Plaza 1600 Division Street, Suite 600 Nashville, Tennessee 37203	Same	93-6-1-96, 93-6-1-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 23rd day of November 2009.

Notary Public

My Commission Expires: NOVEMBER 7, 2012

SHARON K. STALEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 7, 2012

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SUNTRUST BANK, a Georgia banking corporation, hereinafter called "GRANTOR", does hereby quitclaim and convey unto 4TH AND COMMERCE, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors, heirs and assigns, all of the GRANTOR's right, title and interest, if any, in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon and all easements, licenses, rights-of-way, rights, appurtenances and privileges belonging or appertaining to said parcel of real estate (collectively, the "Property")

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property or any portion thereof. The GRANTOR makes no representations or warranties whatsoever with regard to the Property or the GRANTOR'S interest therein.

(signature on the following page)

Witness my hand this 1st day of December 2009.

SUNTRUST BANK

By: _____
Douglas K. Sinclair, Senior Vice President

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Before me, Mary E Berry, a Notary Public of said County and State, personally appeared DOUGLAS K. SINCLAIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at Office in Atlanta, GA, this 20th day of November, 2009.

_____
Notary Public

My Commission Expires: 10-14-2012

MARY E BERRY
Notary Public
Fulton County
State of Georgia
My Commission Expires Oct 14, 2012

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EXHIBIT "A"

TO QUIT CLAIM DEED

Property Description

Land located in the 6th Councilmanic District of Nashville, Davidson County, Tennessee between Fourth Avenue North and Alley No. 67 and between Commerce Street and Express Alley (Alley No. 54), being Lot 67 on the Original Plan of Nashville, not of record, and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way of Fourth Avenue North and the northerly right-of-way of Commerce Street;

Thence with said right-of-way of Commerce Street S 62°30'13" W, 172.88 feet to the easterly right-of-way of Alley No. 67;

Thence with said easterly right-of-way of Alley N 27°26'13" W, 215.53 feet to the southerly right-of-way of Express Alley (Alley No. 54);

Thence with said southerly right-of-way N 61°59'15" E, 173.57 feet to the westerly right-of-way of Fourth Avenue North;

Thence with said right-of-way of Fourth Avenue North S 27°15'24" E, 217.10 feet to the beginning.

Containing 37,470 Square Feet or 0.860 Acre, more or less, described according to the ALTA/ACSM Land Title Survey, dated May 30, 2008, last revised October 14, 2009, prepared by John M. Duffer, Tennessee No. 1431, Barge, Waggoner, Sumner & Cannon, Inc., Job No. 324665-00.

Being the same property conveyed to Third National Bank in Nashville by:

(i) deed from W. A. Benson, et al, filed for record in Book 1427, page 293, in the Register's Office for Davidson County, Tennessee;

(ii) deed from Reber Boult and W. H. Morrison, Jr. filed for record in Book 3000, page 385, in the Register's Office for Davidson County, Tennessee;

(iii) deed from Tafel Surgical Supply Company, Inc., a Tennessee corporation, filed for record in Book 3159, page 177, in the Register's Office for Davidson County, Tennessee; and

(iv) deed from Third National Bank in Nashville, as Trustee for Gartha Blakemore Davis and by deed from Third National Bank in Nashville, as Trustee under the Charitable Remainder Unitrust as set out in the Last Will and Testament of Louise Blakemore Jordan, said deed being filed for record in Book 6644, page 255, in the Register's Office for Davidson County, Tennessee.

Third National Bank in Nashville is now known as SunTrust Bank by Articles of Merger and Name Change.