BILL GARRETT, Davidson County
Trans:T20090084877 DEEDQC
Recvd: 12/17/09 08:43 3 pgs
Fees:17.00 Taxes:0.00
20091217-0114699

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, **S.A. North, Ltd.**, a Texas partnership ("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 the 30 day of December 2009.

S.A. North, Ltd.

By: _____
Jack Guenther
Managing Partner

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 3rd day of December 2009, by Jack Guenther, Managing Partner of S.A. North, Ltd., a Texas partnership, on behalf of said entity.

JUDITH A. HUNTER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-05-2012

_____
Notary Public, State of Texas

Doc2009/Lexus118D

STATE OF TEXAS §
§
COUNTY OF BEXAR §

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me
this 3rd day of December 2009.

JUDITH A. HUNTER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-05-2012

NOTARY PUBLIC
My Commission Expires: 06/05/12

EXHIBIT "A"

DESCRIPTION OF PROPERTY

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 1 ON THE PLAT OF METROCENTER AUTO FACILITY PHASE I 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.