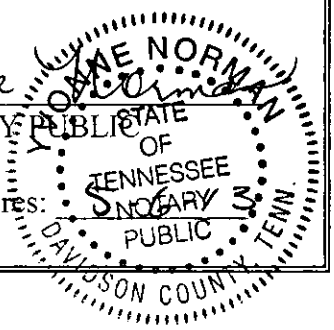
THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** Suite 1700, Regions Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00 Hugh W. E AFFIANT Subscribed and sworn to before me, this 30th day of June, 2009. Yvonne Norman NOTARY PUBLIC My Commission Expires:



Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Alex Investment Partners 2012 25th Ave. South Nashville, TN 37212	Same as new owners	Map 118-3 Parcel 96 Map 118-8 Parcels 110 and 114.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALEX INVESTMENT PARTNERS, LP, a Tennessee limited partnership hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **Alex Investment Partners, a Tennessee general partnership whose managing general partner is Ironware International, Inc.**, (hereinafter called Grantee, Grantee's heirs, representative and assigns, in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

See Exhibit A attached hereto

BILL GARRETT, Davidson County
Trans:T20090087907 DEEDQC
Recvd: 12/31/09 11:53 5 pgs
Fees:27.00 Taxes:0.00



20091231-0118933

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the 30th day of June, 2009.

ALEX INVESTMENT PARTNERS, LP

Ironware International, Inc., its sole general partner

BY: _____
Karin Eaton, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karin Eaton, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of Ironware International, Inc., itself the sole general partner of ALEX INVESTMENT PARTNERS, LP, the bargainor, a partnership, and that she as President of such General Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by herself as President of such General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, effective the 30th day of June, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 5-6-13

IVONNE L. NORMAN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

Map 118-3 Parcel 96
(deeded in 3 separate conveyances)
Tract 1
Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Fessey Park Subdivision of record in Plan Book 8250, page 676, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at P.K. nail at the intersection of Louisville-Nashville Railroad spur line and Fessey Park Road; thence North 04 deg. 32 mm. 13 sec. East, 87.75 feet to an iron pin; thence with a curve to the right (having a central angle of 10 deg. 51 mm. 23 sec., a radius of 383.06 feet, a tangent length of 36.40 feet, and a chord bearing and distance of North 09 deg. 57 mm. 55 sec. East, 72.47 feet) 72.58 feet to an iron pin in the West line of Lot #2 of said plat; thence leaving said Louisville-Nashville Railroad spur along said West Line, South 74 deg. 36 mm. 24 sec. East, 33.18 feet to an iron pin; thence south 40 deg. 16 mm. 18 sec. East 31.30 feet to an iron pin; thence North 70 deg. 52 mm. 00 sec. East, 5.48 feet to an iron pin; thence north 73 deg. 11 mm. 23 sec. East, 37.71 feet to a fence post; thence North 61 deg. 07 mm. 58 sec. East, 31.61 feet to an iron pin; thence South 41 deg. 10 mm. 15 sec. East, 78.08 feet to a PK Nail, to the North margin of Fessey Park Road; the Southwest corner of said Lot #2; thence along said margin, South 49 deg. 38 mm. 33 sec. West, 114.30 feet to a PK Nail; thence with a curve to the right (having a central angle 36 deg. 56 mm. 40 sec., a radius 75.00 feet, a tangent length of 25.05 feet, and a chord bearing and distance of South 68 deg. 06 mm. 53 sec. West, 47.53 feet) 48.36 feet to a PK Nail; thence along said margin, South 86 deg. 35 mm. 13 sec. West, 60.97 feet to the Point of Beginning, thus containing 19.987.922 square feet or 0.459 acres.

Together with a non-exclusive easement for ingress and egress described as follows:
Beginning at an iron pin in the northerly margin of Berry Road, said pin being located South 72 degrees 06 mm. 20 sec. West 169.73 feet from the southwest corner of the Bransford House Apartments property of record in Book 4750, page 175, Register's Office for Davidson County, Tennessee; thence following the easterly margin of said road around a curve to the right (Radius = 25 feet) 49.59 feet to an iron pin; thence, following the easterly margin of Fessey Park Road, North 3 degrees 24 mm. 47 sec. West 698.59 feet to an iron pin; thence, along the southerly margin of Fessey Park Road, North 86 degrees 35 mm. 13 sec. East 259.25 feet to another iron pin; thence curving northeasterly (Radius 125 feet) 80.60 feet to an iron pin; thence following the southerly margin of said Fessey Park Road North 49 degrees 38 mm. 33 sec. East 400.37 feet to an iron pin; thence curving southeasterly (Radius = 150 feet) 42.34 feet to an iron pin; thence North 68 degrees 47 mm. 32 sec. East 610 feet to an iron pin; thence North 18 degrees 40 mm. 35 sec. West 50.23 feet to another iron pin; thence following the northerly margin of Fessey Park Road, south 68 degrees 47 mm. 32 sec. West 10.92 feet to an iron pin; thence curving southwesterly (Radius 200 feet) 56.46

feet to an iron pin; thence South 49 degrees 38 mm. 33 sec. West 400.37 feet to another iron pin; thence curving northwesterly (Radius = 25 feet) 48.36 feet to an iron pin; thence south 86 degrees 35 mm. 13 sec. West 329.25 feet along the northerly margin of said road to an iron pin; thence South 3 degrees 24mm. 47 sec. East 727.15 feet along the westerly margin of said road to an iron pin; thence curving southeasterly (Radius = 25 feet) 20.58 feet to an iron pin thence curving southwesterly (Radius 25 feet) 20.58 feet to another iron pin; thence South 3 degrees 24 mm. 47 sec. East 31 feet to a point in the northerly margin of said Berry Road, said point being the intersection of the westerly margin of said Fessey Park Road with Berry Road, thence North 72 degrees 06 mm. 20 sec. East 88.05 feet to the point of beginning.

Being the same property conveyed to Alex Investment Partners, L.P. by deed from Charles W. McRee and wife, Barbara Bass McRee, one fourth (1/4) undivided interest William B. Bass and wife, Sara C. Bass, one fourth (1/4) undivided interest, Cato A. Bass, III, single, as tenant in common, one fourth (1/4) undivided interest, and Margaret C. Bass, as tenants in common, one fourth (1/4) undivided interest by deed from Ronald H. Bice, Jr., Trustee, of record in Book 10346, Page 909, Registers Office of Davidson County, Tennessee.

Tract 2
Being a portion of the lands of William B. Bass, et AL as recorded Book 10338, Page 800 in the Register's Office for Davidson County, Tennessee, said lands being located on the north side of Fessey Park Road and a portion being on the west side of said lands.
Commencing at the southwest corner of Parcel 96 of Tax Map 118-3; thence, along the common boundary of said Parcel *96* and Parcel 94 North 4°32'13" East 87.75 feet to a found iron rod on a curve to the right; Thence along said curve having an Radius of 383.06 feet, a Delta Angle of 10°51' 47" and an arc Length of 72.63 fret to a point, being the common corner of said Parcel *96* and Parcel 89 and being the POINT of BEGINNING; Thence, along a curve to the right having an Radius of 383.06 feet, a Delta Angle of 9°58' 36" and a Arc Length of 66.70 feet to a found iron rod; Thence, South 68°25'49" East 16.98 feet to a point; Thence North 76°43'35" East 9.80 feet to a point; Thence, South 18°41'10" East 32.83 feet to a point; Thence, South 75°24'00" West 16.13 feet to a point; Thence, South 14°33'04" East 56.06 feet to a point on the common boundary of said Parcels 96 & 89;.Thence, along said common boundary South 69°54'42" West *5.45* fret to a point; Thence, continuing along said common boundary North 40°46'56" West 31.54 feet to a point Thence, North 74°17'47" West 32.97 feet to the Point of Beginning. Containing 3007.4 square feet.

Being the same property conveyed to Alex Investment Partners, L.P. by deed from Charles W. McRee and wife, Barbara Bass McRee, one fourth (1/4) undivided interest William B. Bass and wife, Sara C. Bass, one fourth (1/4) undivided interest, Cato A. Bass, III, single, as tenant in common, one fourth (1/4) undivided interest, and Margaret C. Bass, as tenants in common, one fourth (1/4) undivided interest, of record as Instrument # 200002280019291, recorded 2-28-2000, Registers Office of Davidson County, Tennessee.

Tract 3

Being a portion of the lands of Nations Bank as recorded in Book 7121, Page *535* in the Register's Office of Davidson County, Tennessee, said lands being located of the north side of Fessey Park Road and portion being on the east side of said lands. Said lands being described as follows:
Commencing at the southeast corner of said lands being the common corner with Parcel *96* of said Tax 118-3;Thence, along said common boundary North 4°32'13" East *87.75* feet to a found iron rod on a curve to the right; Thence, along Said curve having an Radius of 383 .06 feet, a Delta Angle, of 10°51' 47" and an arc Length of 72.63 feet to a point and being the POINT OF BEGINNING; Thence, North 9°21'06" East *59.09* feet to a point; Thence, North 51°09'01 East 10.44 feet to a found Iron rod said common boundary; Thence, continuing along said common boundary South 66°30' 21" East *5.89* feet to a found iron rod on a curve to the left; Thence, continuing along said boundary with said curve having an of 383.06 feet, a Delta Angle of 9°58'36" and a Arc Length of 66.70 feet to the Point of Beginning. Containing 336.81 Square Feet.

Being the same property conveyed to Alex Investment Partners, L.P. by deed from ERBan Commercial Realty, L.P. of record as Instrument # 200002280019290, recorded 2-28-2000, Registers Office of Davidson County, Tennessee.

Map 118-8 Parcels 110 and 114
2415-2421 Cruzen Street, Nashville, TN 37211

Beginning at an iron rod situated in the westerly margin of Cruzen Street, said point also being the southeast corner of the Roblyn Property, LLC of record as Instrument No. 20000830-85666, R.O.D.C., TN; thence along said road, South 15 degrees, 00 minutes 00 seconds East, a distance of 250 feet to an iron rod situated in the northerly margin of Newsome Street; thence along said road South 75 degrees 00 minutes 00 seconds West, a distance of 150 feet to an iron rod; thence leaving said road, North 14 degrees 59 minutes 36 seconds West, a distance of 250 feet to an iron rod; thence North 75 degrees 00 minutes 00 seconds East, a distance of 149.97 feet to the point of beginning.

Being the same property conveyed to Alex Investment Partners, L.P. by deed from W. BAXTER MASTERS and wife PATRICIA A. MASTERS of record as Instrument # 20020829- 0105012, recorded 8-29-09, Registers Office of Davidson County, Tennessee.