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This instrument prepared by:
J. Evan Gower
GBT Realty Corporation
201 Summit View Drive, Suite 110
Brentwood, Tennessee 37027
615.370.0670

BILL GARRETT, Davidson County
Trans:T20100064273 DEEDQC
Recvd: 10/11/10 10:34 3 pgs
Fees:17.00 Taxes:0.00
20101011-0081295

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **OAKS INVESTMENT PARTNERS, GP, a Georgia general partnership**, with an address of c/o GBT Realty Corporation, 201 Summit View Drive, Suite 110, Brentwood, TN 37027, Attention: George B. Tomlin, hereinafter called Grantor, has and by these presents does hereby remise, release, quitclaim and convey unto **Oaks Investment Partners, LLC**, a Georgia limited liability company, as to an undivided 84.109% interest, and **Oaks Management Associates, LLC,** a Georgia limited liability company, as to an undivided 15.891% interest, with an address of c/o GBT Realty Corporation, 201 Summit View Drive, Suite 110, Brentwood, TN 37027, Attention: George B. Tomlin, hereinafter collectively called the Grantee, its successors and assigns, all of its right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, together with any fixtures and improvements thereon and appurtenances thereto belonging, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth therein.

This is approximately 9.439 acres of improved property known as 2421 POWELL AVENUE, NASHVILLE, TN 37204.

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

WITNESS our hand this 1st day of October, 2010.

OAKS INVESTMENT PARTNERS, GP,
a Georgia general partnership

By: OAKS MANAGEMENT ASSOCIATES, LLC,
its General Partner

By: _____
George B. Tomlin, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the state and county aforesaid, personally appeared George B. Tomlin, to me known (or proved to me on the basis of satisfactory evidence) to be the Manager of Oaks Management Associates, LLC, the general partner of Oaks Investment Partners, GP, a Georgia general partnership, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership as the Manager of its general partner.

WITNESS my hand and notarial seal at office this 1st day of October, 2010.

JULIA FRANKS LOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires May 2, 2011

PROPERTY ADDRESS: TAX MAP & PARCEL – 118-11-0179.00 9.43 ± acres 2421 Powell Avenue Nashville, TN 37204	STATE OF TENNESSEE COUNTY OF DAVIDSON I, or We, hereby swear or affirm that the actual consideration or the fair market value for this transfer, whichever is greater, is $0.00. Affiant
NAME AND ADDRESS OF PROPERTY OWNER: Oaks Management Associates, LLC Oaks Investment Partners, LLC c/o GBT Realty Corporation, 201 Summit View Drive, Suite 110 Brentwood, TN 37027	Subscribed and sworn to before me this 1st day of October, 2010. Notary Public My Commission expires: May 2, 2011
MAIL TAX BILLS TO: Same.	JULIA FRANKS LOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

SITUATED IN THE CITY OF NASHVILLE IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY IN THE STATE OF TENNESSEE AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISELED CROSS FOUND AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO FLEMING CARMAX TENNESSEE, LLC ("CARMAX") BY DEED RECORDED IN INSTRUMENT NO. 20080328-0031320 IN THE DAVIDSON COUNTY REGISTER'S OFFICE SAID CORNER LYING IN THE WESTERLY SIDELINE OF POWELL AVENUE (WIDTH VARIES);

THENCE ALONG A NORTHERLY LINE OF LAND SO CONVEYED TO CARMAX NORTH 88°26'57" WEST A DISTANCE OF 129.29 FEET TO AN IRON REBAR FOUND AT AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG A NORTHERLY LINE OF LAND SO CONVEYED TO CARMAX SOUTH 61°40'12" WEST A DISTANCE OF 560.15 FEET TO AN IRON REBAR SET AT THE NORTHWESTERLY CORNER THEREOF LYING IN THE CURVED EASTERLY LINE OF THE CSX RAILROAD SAID CORNER LYING 33 FEET EASTERLY BY PERPENDICULAR MEASUREMENT FROM THE CENTERLINE OF THE NORTH BOUND MAIN LINE; THENCE ALONG SAID CURVED EASTERLY LINE OF THE CSX RAILROAD ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 599.81 FEET SAID CURVE HAVING A RADIUS OF 13138.44 FEET AND A CHORD WHICH BEARS NORTH 26°08'48" WEST, 599.76 FEET TO AN IRON REBAR SET IN THE SOUTHERLY RIGHT OF WAY LINE OF THOMPSON LANE (WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 54°23'58" EAST A DISTANCE OF 369.39 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO METRO GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("METRO GOVERNMENT OF NASHVILLE") BY DEED RECORDED IN DEED BOOK 7275, PAGE 575 IN THE DAVIDSON COUNTY REGISTER'S OFFICE; THENCE ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO METRO GOVERNMENT OF NASHVILLE SOUTH 30°44'43" EAST A DISTANCE OF 123.77 FEET TO AN IRON REBAR SET AT THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO METRO GOVERNMENT OF NASHVILLE NORTH 74°24'28" EAST A DISTANCE OF 175.01 FEET TO AN IRON REBAR SET AT THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG AN EASTERLY LINE OF LAND SO CONVEYED TO METRO GOVERNMENT OF NASHVILLE NORTH 23°58'44" WEST A DISTANCE OF 91.34 FEET TO AN IRON REBAR SET AT AN ANGLE POINT THEREIN; THENCE ALONG A SOUTHERLY LINE OF LAND SO CONVEYED TO METRO GOVERNMENT OF NASHVILLE NORTH 74°02'38" EAST A DISTANCE OF 167.61 FEET TO AN IRON REBAR FOUND IN SAID WESTERLY RIGHT OF WAY LINE OF POWELL AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 24°05'45" EAST A DISTANCE OF 269.26 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 20°47'38" EAST A DISTANCE OF 249.82 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 87.90 FEET SAID CURVE HAVING A RADIUS OF 6738.95 FEET AND A CHORD WHICH BEARS SOUTH 21°11'01"EAST, 87.90 FEET TO THE PLACE OF BEGINNING. SAID PARCEL CONTAINING 411,144.41 SQUARE FEET OR 9.439 ACRES OF LAND AS SURVEYED, CALCULATED AND DESCRIBED IN JULY 2010 BY EARL T. BECKWITH, RLS 2251 OF CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS, BARTLETT, TENNESSEE 38133. BEARINGS USED HEREIN REFER TO TENNESSEE SPC SYSTEM.

BEING THE SAME PROPERTY CONVEYED TO OAKS INVESTMENT PARTNERS, GP BY SPECIAL WARRANTY DEED DATED OCTOBER 1, 2009, FROM HOME DEPOT U.S.A., INC. OF RECORD IN INSTRUMENT NO. 20091006-0092637 AND QUITCLAIM DEED DATED OCTOBER 1, 2009, FROM HOME DEPOT U.S.A., INC. OF RECORD IN INSTRUMENT NO. 20091006-0092638, BOTH IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.