(3)

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
20101011-0081296

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 9.43 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.

Julia Franks Loyd
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"

Being a parcel of land in Nashville, First Civil District, Twenty-Sixth Councilmanic District, Davidson County, Tennessee, located between Powell Avenue and CSX Transportation Railroad, south of and adjacent to Thompson Lane and being more particularly described as follows:

Beginning at a cross mark chiseled in concrete sidewalk in the westerly margin of Powell Avenue, said point being the northeast corner of the Fleming CarMax Tennessee, LLC recorded in deed book instrument number 2008032800313203 in the Register's Office for Davidson County, Tennessee;

Thence with the line of Fleming CarMax the flowing two calls and distances:

1. North 88° 27' 21" West 129.20 feet to an iron rod new with Gresham Smith and Partners Cap in the center of East Fork Browns Creek;

2. South 61° 40' 52" West, a distance of 559.75 feet to an iron rod new with GS&P cap in the easterly margin of CSX Railroad;

Thence leaving the line of Fleming CarMax with the right of way of CSX Railroad with a curve to the right with a central angle of 02° 36' 57", a radius of 13,138.44 feet, a tangent of 299.96 feet, a length of 599.22 feet, and a chord bearing of North 26° 04' 44" West, a distance of 599.17 feet to an iron rod new with GS&P cap corner with State of Tennessee Controlled Access Highway recorded in Deed Book 4567 Page 558 in the Register's Office for Davidson County, Tennessee;

Thence leaving said railroad right-of-way with the line of the State of Tennessee Controlled Access Highway North 54° 17' 33" East, a distance of 368.22 feet to a concrete right of way monument existing corner with Metro Government of Nashville and Davidson County recorded in recorded in Deed Book 7275 Page 575 in the Register's Office for Davidson County, Tennessee;

Thence leaving the State of Tennessee Controlled Access Highway with the line Metro Government of Nashville and Davidson County property the following four (4) calls and distances;

1. South 30° 51' 08" East 123.77 feet to an iron rod new with GS&P cap;;
2. North 74° 18' 03" East 175.01 feet to an iron rod existing with Thomas Miller Associates Cap;
3. North 24° 05' 09" West 91.35 feet to a point in East Fork Browns Creek;
4. North 74° 09' 30" East 167.58 feet to an iron rod existing with cap (not readable) in the westerly right of way of Powell Avenue;

Thence leaving the line Metro Government of Nashville and Davidson County with the westerly right of way of Powell Avenue the following three (3) calls and distances;

1. South 24° 05' 46" East 269.22 feet to a mag nail new in concrete sidewalk;
2. South 20° 47' 38" East 249.82 feet to a mag nail new in concrete sidewalk;
3. Thence with a curve to the left, having a central angle of 00° 44' 50", a radius of 6,738.95 feet, a tangent of 43.98 feet, a length of 87.95 feet, and a chord bearing of South 21° 11' 01" East, a distance of 87.90 feet to the point of beginning and containing 410,707 square feet more or less or 9.43 acres more or less, as surveyed June 2009 by Kenneth D. Church, PLS #1004, of Gresham Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

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.