BILL GARRETT, Davidson County
Trans:T20100075886 DEEDQC
Recvd: 12/02/10 10:30 5 pgs
Fees:27.00 Taxes:0.00
20101202-0095847

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	TAX MAP: 26-1	PROPERTY OWNER AND MAIL BILLS TO:
Allan B. Rothschild, Esq. c/o Gramercy Capital Corp. 420 Lexington Avenue, 19th Floor New York, New York 10170	PARCEL NO.: 99	First States Investors 4200, LLC c/o Gramercy Capital Corp. 610 Old York Road, Suite 300 Jenkintown, PA 19046

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **REGIONS BANK**, an [Alabama] banking corporation (successor-by-merger to Union Planters Bank, National Association) (the "Grantor") by these presents does hereby quitclaim and convey unto **FIRST STATES INVESTORS 4200, LLC**, a Delaware limited liability company, its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

A PARCEL OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE, BEING LOT 1 ON THE PLAT OF "THE BANK OF GOODLETTSVILLE SUBDIVISION" OF RECORD IN BOOK 6250, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE AND BEING DESIGNATED AS PARCEL 99 ON DAVIDSON COUNTY PROPERTY MAP 26-1, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY MARGIN OF EAST CEDAR STREET (40-FOOT RIGHT-OF-WAY) IN THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHWESTERLY CORNER OF THE BOBBIE SUE WRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20061019-0129585, R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID WRIGHT PROPERTY, SOUTH 20 DEGREES 28 MINUTES 16 SECONDS EAST, 181.19 FEET TO AN IRON ROD (OLD) IN THE NORTHEASTERLY CORNER OF THE ROBERT W. BUCK ET UX PROPERTY OF RECORD IN DEED BOOK 8252, PAGE 719, R.O.D.C., TENNESSEE; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 75 DEGREES 11 MINUTES 19 SECONDS WEST, 54.17 FEET TO AN IRON ROD (OLD); THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 20 DEGREES 00 MINUTES 20 SECONDS EAST, 185.97 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF LONG HOLLOW PIKE (RIGHT-OF-WAY VARIES); THENCE,

WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID LONG HOLLOW PIKE, SOUTH 77 DEGREES 36 MINUTES 40 SECONDS WEST, 14.20 FEET TO AN IRON ROD (OLD); THENCE,

SOUTH 81 DEGREES 01 MINUTES 35 SECONDS WEST, 158.51 FEET TO AN P.K. NAIL (NEW); THENCE,

SOUTH 84 DEGREES 13 MINUTES 19 SECONDS WEST, 148.17 FEET TO AN IRON ROD

(NEW); THENCE,

SOUTH 86 DEGREES 11 MINUTES 16 SECONDS WEST, 38.05 FEET TO AN IRON ROD (NEW); THENCE,

SOUTH 88 DEGREES 01 MINUTES 49 SECONDS WEST, 42.01 FEET TO A P.K. NAIL (OLD), THE SOUTHEASTERLY CORNER OF THE JAMES S. KARP & SON, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 2003-1114-0166932, R.O.D.C., TENNESSEE; THENCE,

WITH SAID KARP PROPERTY, NORTH 06 DEGREES 37 MINUTES 59 SECONDS WEST, 58.25 FEET TO A P.K. NAIL (OLD); THENCE,

WITH A 175.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 88.29 FEET, AN INTERIOR ANGLE OF 28 DEGREES 54 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 00 MINUTES 17 SECONDS EAST, 87.35 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 35 DEGREES 28 MINUTES 03 SECONDS WEST, 7.20 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 41 DEGREES 06 MINUTES 34 SECONDS WEST, 10.57 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 41 DEGREES 02 MINUTES 55 SECONDS WEST, 10.65 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 47 DEGREES 31 MINUTES 13 SECONDS WEST, 4.21 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 46 DEGREES 14 MINUTES 47 SECONDS WEST, 24.86 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 46 DEGREES 47 MINUTES 59 SECONDS WEST, 24.70 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 46 DEGREES 18 MINUTES 11 SECONDS WEST, 22.40 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 19 DEGREES 42 MINUTES 18 SECONDS WEST, 46.71 FEET TO AN IRON ROD (OLD) IN THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST CEDAR STREET; THENCE,

IN AN EASTERLY AND NORTHEASTERLY DIRECTION WITH A 98.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 18.66 FEET, AN INTERIOR ANGLE OF 10 DEGREES 54 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 14 MINUTES 12 SECONDS EAST, 18.63 FEET TO AN IRON ROD (NEW); THENCE,

WITH A 93.29-FOOT NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.52 FEET, AN INTERIOR ANGLE OF 29 DEGREES 11 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 15 MINUTES 21 SECONDS EAST, 47.01 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 72 DEGREES 50 MINUTES 51 SECONDS EAST, 198.93 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 73 DEGREES 25 MINUTES 38 SECONDS EAST, 210.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,614 SQUARE FEET OR 3.23 ACRES, MORE OR LESS.

Being the same property conveyed to the Grantor by deed of record in Book 4709, Page 704; Book 6124, Page 363; Book 6629, Page 629; Book 6624, Page 571; Book 5100, Page 171; Book 6129, Page 874; Book 6427, Page 34; Instrument No. 20020613-0072158; Book 2959, Page 567 and Book 3704, Page 2.

THIS QUITCLAIM DEED IS BEING FILED FOR RECORD TOGETHER WITH THAT CERTAIN CORRECTION SPECIAL WARRANTY DEED FOR THE PURPOSE OF CORRECTING THE INCORRECT LEGAL DESCRIPTION IN THAT CERTAIN SPECIAL WARRANTY DEED ORIGINALLY RECORDED AS INSTRUMENT NO. 20050701-0075992 IN THE REGISTRY OF DEEDS OF DAVIDSON COUNTY, TENNESSEE (THE "ORIGINAL DEED").

THE EFFECTIVE DATE OF THIS QUITCLAIM DEED RELATES BACK TO THE JUNE 15, 2005 EFFECTIVE DATE OF THE ORIGINAL DEED.

[remainder of page intentionally left blank; signature immediately follows]

Executed effective as of June 15, 2005.

REGIONS BANK

By: K B. Pressley
Name: Keith B. Pressley
Title: Senior Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared KEITH B. PRESSLEY, 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 of Regions Bank, a [_____] banking corporation, the within named bargainor, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at office this 29 day of November, 2010.

Laurie Howard
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 29, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

(Affix official seal, if applicable)

LAURIE HOWARD NOTARY PUBLIC STATE AT LARGE ALABAMA

Grantor's Contact Information:

Regions Bank
c/o Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203
Attention: Kay K. Bains

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the
1st day of ~~November~~ December 2010.

My commission expires:
(Affix Seal) 6/16/13

Notary Public

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY