BILL GARRETT, Davidson County
Trans:T20100079628 DEEDQC
Recvd: 12/17/10 15:17 4 pgs
Fees:22.00 Taxes:0.00
20101217-0100657

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JST)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
BSM Belle Forest, LLC c/o Baker Storey McDonald Properties, Inc. 3001 Armory Drive, Suite 250 Nashville, TN 37204	NEW OWNER	142-00-0-159.00

FOR AND IN CONSIDERATION OF the sum of ONE DOLLAR ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BELLE FOREST PROPERTIES, a general partnership (one and the same entity as BELLE FORREST PROPERTIES, a general partnership) (the "Grantor"), by these presents hereby quitclaims to BSM BELLE FOREST, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 7040 Highway 70S, Nashville, Tennessee 37221.

The Property is conveyed subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2010.

Notary Public
My Commission Expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by its duly authorized partner, TLY Trust 22598, as of the 17th day of December, 2010.

BELLE FOREST PROPERTIES, a general partnership (one and the same entity as BELLE FORREST PROPERTIES, a general partnership)

BY: Margaret Yount Reis
Margaret Yount Reis, as Co-Trustee
of the TLY Trust 22598

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Margaret Yount Reis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of the TLY Trust 22598, and is authorized by the trust to execute this instrument in her capacity as such Co-Trustee.

WITNESS my hand, at office, this 16th day of December, 2010.

James S. Tate
Notary Public

My Commission Expires:

11-7-2011

JAMES S. TATE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by its duly authorized partner, TLY Trust 22598, as of the _____ day of December, 2010.

BELLE FOREST PROPERTIES, a general partnership (one and the same entity as BELLE FORREST PROPERTIES, a general partnership)

BY: Pamela Yount White
Pamela Yount White, as Co-Trustee
of the TLY Trust 22598

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Pamela Yount White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of the TLY Trust 22598, and is authorized by the trust to execute this instrument in her capacity as such Co-Trustee.

WITNESS my hand, at office, this 10th day of December, 2010.

James S Tate Jr
Notary Public

My Commission Expires:

11-7-2011

JAMES S. TATE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Belle Forest Shopping Center, as of record in Plat Book 4175, Page 124, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of-way line of Old Hickory Boulevard, 92 feet in width, at a corner common with Lot 1 of the Belle Forest Shopping Center, and being the property of Tiger Management Group, LLC, as of record in Instrument Number: 20100722-0057198, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 635,380.98; Easting: 1,696,391.12; on the State Plane Coordinate System;

Thence with the easterly right-of-way line of Old Hickory Boulevard, with a curve to the right, along an arc length of 328.23 feet, the central angle of which is 13 deg 30 min 23 sec, the radius of which is 1392.39 feet, the chord of which is North 10 deg 26 min 24 sec East, 327.47 feet to an iron rod set, at a corner common with the Resubdivision of Lot 1 in Belle Forest Commercial Area, as of record in Plat Book 5060, Page 170, at the Register's Office for Davidson County, Tennessee, also being the property of William H. & Martha H. Minneci Trustees, as of record in Deed Book 10987, Page 97, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly property line of the property of William H. & Martha H. Minneci Trustees, North 67 deg 59 min 51 sec East, 322.99 feet to an existing iron rod, at a corner common with Lot 2 of the Resub of the Resubdivision of Lot 1 in Belle Forest Commercial Area, as of record in Plat Book 5190, Page 61, at the Register's Office for Davidson County, Tennessee, also being the property of Watts Investment Corp., as of record in Instrument Number: 20080911-0093003, at the Register's Office for Davidson County, Tennessee, and at a corner common with the property of Nashville Highlands, LLC, as of record in Deed Book 9988, Page 389, at the Register's Office for Davidson County, Tennessee;

Thence with the with westerly right-of-way line of Nashville Highlands, LLC, South 22 deg 00 min 09 sec East, 469.60 feet to an existing iron rod in the northerly right-of-way line of Highway 70 South;

Thence with the northerly right-of-way line of Highway 70 South, South 67 deg 55 min 08 sec West, 374.97 feet to an existing iron rod, at a corner common with said Lot 1;

Thence leaving the northerly right-of-way line of Highway 70 South, with the easterly property line of said Lot 1, North 22 deg 08 min 09 sec West, 135.00 feet to an existing iron rod;

Thence with the northerly property line of said Lot 1, North 86 deg 32 min 12 sec West, 136.65 feet to the POINT OF BEGINNING. Containing 191,865 square feet or 4.405 acres more or less.

The above description was prepared by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris Drive, Nashville, Tennessee 37204, (615) 269-3972, and is based on that certain ALTA/ACSM Land Title Survey, dated October 12, 2010, Job #10198ALTA.

Being the same property conveyed to BSM Belle Forest, LLC, by Special Warranty Deed of record in Book _*____, page _____, Register's Office for Davidson County, Tennessee.

*20101217-0100656