THIS INSTRUMENT PREPARED BY: **BENNETT, WESTON, LaJONE & TURNER, P.C.** **1750 Valley View Lane, Suite 120** **Dallas, Texas 75234** **(214) 373-2556**	STATE OF TEXAS) COUNTY OF DALLAS) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 31st day of December, 2010. Notary Public My Commission Expires ALICE D. BUETO MY COMMISSION EXPIRES July 25, 2014

QUITCLAIM DEED

Address New Owner: ART Westwood FL, Inc. 1800 Valley View Lane, Suite 300 Dallas, TX 75234	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No. 08104023900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, AMERICAN REALTY TRUST, INC., a Nevada corporation (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto ART WESTWOOD FL, INC., a Nevada corporation, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on **Exhibit "A"** which is attached hereto and incorporated herein by reference for all purposes; together with all of Grantor's right, title and interest in and to the rights and appurtenances pertaining solely to such Land, including any right, title and interest of Grantor in and to the centerline of adjacent roads, streets, alleys or rights-of-way to the extent (but only to the extent) that the same relate to the Land, (all of such Land, rights and appurtenances being hereinafter collectively referred to as the "Property").

This conveyance is made subject, however, to the matters of record as of the date hereof.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110014151 DEEDQC
Recvd: 03/09/11 10:03 4 pgs
Fees:22.00 Taxes:0.00
20110309-0018770

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2010.

AMERICAN REALTY TRUST, INC.,
a Nevada corporation

By: _____
Steven A. Shelley, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Steven A. Shelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of American Realty Trust, Inc., a Nevada corporation, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Dallas, Texas, this the 31st day of December, 2010.

ALICE D. BUETO
MY COMMISSION EXPIRES
July 25, 2014

Alice D. Bueto
Notary Public

My Commission Expires: _____

Exhibit "A"

Being a tract of land situated in the 1st Civil District of Davidson County, Tennessee. North of Dominican Drive, South of Ponder Place, East of and adjacent to Athens Way, West of Metro Center Boulevard, being known as Lot 2 of the Re-subdivision of Lot 2 and Lot 5 of Metrocenter Tract 22, of record in Instrument # 20051206-0146632 at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin (a ½" rebar), in the east right-of-way of Athens Way, 60 foot right-of-way), said pin being the southwest corner of the Car Son Mas Tn L.L.C. property (Inst. #20020429-0052258), said pin also being the northwest corner of the herein tract described, said pin also being located South 0 degrees 23 minutes West for a distance of 126.0 feet from the intersection of the center lines of said Athens Way and Ponder Place;

THENCE leaving said right-of-way and with the southwest line of said Car Son property, South 58 degrees 31 minutes 38 seconds East for the distance of 617.79 feet to an existing iron pin (a ½" rebar), said pin being the southeast corner of said Car Son property, said pin also being the southwest corner of the BR Foods, L.L.C. property (Instrument #20050516-0055024);

THENCE, leaving said Car Son property and with the south line of said BR Foods property, South 68 degrees 14 minutes 42 seconds East for a distance of 254.42 feet to a new iron pin set, said pin being the southeast corner of said BR Foods property, said pin also being the southwest corner of the Golden Arc, LTD. property (Instrument #2005122-00152697), said pin also being the northeast corner of the herein tract described, said pin also being located South 14 degrees 54 minutes 57 seconds West for a distance of 154.01 feet from an existing capped pin stamped BWSC in the right-of-way of Vantage Way Court;

THENCE leaving said BR Foods property and with the west line of said Golden Arc property, South 14 degrees 54 minutes 57 seconds West for a distance of 117.52 feet to an existing capped pin stamped BWSC in the north line of the Aladdin Industries BV property (Book 11312, page 348), said pin being the southwest corner of said Golden Arc property;

THENCE leaving said Golden Arc property and with the north line of said Aladdin property, South 79 degrees 37 minutes 44 seconds West for a distance of 95.99 feet to an existing iron pin (a ¾" rebar);

THENCE continuing with said north line, South 75 degrees 12 minutes 58 seconds West for a distance of 125.17 feet to an existing concrete monument with tablet, said monument being the northwest corner of said Aladdin property;

THENCE with the west line of said Aladdin property, South 15 degrees 12 minutes 34 seconds East for a distance of 85.36 feet to an existing concrete monument with tablet;

THENCE continuing with said west line South 28 degrees 55 minutes 00 seconds West for a distance of 114.92 feet to an existing iron pin in concrete (a 3/8" rebar), in the northeast right-of-way of said Athens Way, said pin being the southeast corner of the herein tract described;

THENCE leaving said Aladdin property and with said northwest right-of-way, on a curve to the left, having a Radius of 761.85 feet, a Delta of 09 degrees 48 minutes 35 seconds, an Arc length of 130.44 feet and being subtended by a Chord Bearing and Distance of North 45 degrees 10 minutes 49 seconds West for a distance of 130.28 feet to a new iron pin set;

THENCE continuing with said right-of-way, North 50 degrees 05 minutes 07 seconds West for a distance of 267.44 feet to a new iron pin set;

THENCE continuing with said right-of-way, on a curve to the right, having a Radius of 540.00 feet, a Delta of 59 degrees 08 minutes 20 seconds, an Arc Length of 557.37 feet and being subtended by a Chord Bearing and Distance of North 20 degrees 30 minutes 57 seconds West 532.96 feet to the point of beginning

Said tract contains 5.618 acres, more or less.

All new iron pins set are capped ½" diameter by 18" long rebar stamped DBS and Associates.

The Basics of Bearings for this description is a north line of the property known as Lot 23C of the Plan of the Metrocenter Resubdivision of Tract 23C & 23F, of record of Instrument # 20000921-0094035 at the Register Office of Davidson County, Tennessee.

After recording return to:
Commonwealth Land Title Insurance Co.
5949 Sherry Lane, Suite 111
Dallas, Texas 75225