BILL GARRETT, Davidson County
Trans:T20110022932 DEEDQC
Recvd: 04/19/11 09:50 4 pgs
Fees:22.00 Taxes:0.00
20110419-0030043

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: BARBARA J. ERICKSON Notary Public STATE OF TEXAS My Comm. Exp. 09-04-2011

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. 08104022600

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, T METRO CENTER, 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.

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

T METRO CENTER, 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 T Metro Center, 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.

NOTARY PUBLIC STATE OF TEXAS
BARBARA J. ERICKSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-04-2011

_____
Notary Public

My Commission Expires: _____

Exhibit "A"

Being a tract of land situated in the 1st Civil District of Davidson County, Tennessee, South of Ponder Place, North of Dominican Drive, West of and adjacent to Athens Way, East of and adjacent to North Tenth Avenue, being a portion of Lot 23-C on the Plan of the Metro Center Resubdivision of Tract 23-C and 23-F recorded as Instrument No. 20000921-0094035, Register's Office for Davidson County, Tennessee, and being more fully described according to a survey by Vaughn R. Kuchenbecker, T.R.L.S. No. 2596, dated November 30, 2006, as follows:

Beginning at a new iron pin set in the east right-of-way of Ninth Avenue North, (a 60 foot right-of-way), said pin being the southwest corner of the Villa's at Metro Center L. P. property, (Instrument # 20011126-0130998), said pin also being the northwest corner of the herein tract described, said pin also being located South 16 degrees 24 minutes East for a distance of 359.4 feet from the intersection of the center lines of Tenth Avenue North and Ponder Place;

THENCE leaving said right-of-way and with the south line of said Villa property, **North 73 degrees 59 minutes 25 seconds East for a distance of 381.00 feet** to a new iron pin set;

THENCE continuing with said Villa property and with the south line of the Metro Center's Teachers Apartments , Inc. property, **North 43 degrees 20 minutes 25 seconds East, (being the Basis of Bearings for this description), for a distance of 430.06 feet** to an existing iron pin, (a ½" rebar);

THENCE continuing with said Teachers Apartments property, **North 87 degrees 05 minutes 25 seconds East for a distance of 289.36 feet** to a new iron pin set in the west right-of-way of Athens Way, (a 60 foot right-of-way), said pin being the south east corner of said Teacher's Apartments property, said pin also being the northeast corner of the herein tract described;

THENCE leaving said Teachers Apartments property and with said right-of-way, **on a curve to the left, having a Radius of 600.00 feet, a Delta of 40 degrees 42 minutes 42 seconds, an Arc Length of 426.33 feet and being subtended by a Chord Bearing and Distance of South 29 degrees 43 minutes 20 seconds East, 417.42 feet** to a new iron pin set;

THENCE continuing with said right-of-way, **South 50 degrees 04 minutes 42 seconds East for a distance of 28.83 feet** to a new iron pin set, said pin being the northeast corner of the Parc at Metro Center, L. P. property, (Instrument # 20050505-0050643), said pin also being the southeast corner of the herein tract described;

THENCE leaving said right-of-way and with the north line of said Metro Center property, **South 52 degrees 40 minutes 31 seconds West for a distance of 53.73 feet** to a new iron pin set;

THENCE continuing with the north line of said Metro Center property, **South 86 degrees 26 minutes 15 seconds West for a distance of 405.73 feet** to a new iron pin set in the east line of the Williams Communication, Inc. property, (Instrument # 20000929-0096718), said pin being the northwest corner of said Metro Center property;

THENCE leaving said Metro Center property and with the east line of said Williams property, **North 11 degrees 03 minutes 37 seconds West for a distance of 56.97 feet** to a new iron pin set, said pin being the northeast corner of said Williams property;

THENCE with the north line of said Williams property, **South 78 degrees 44 minutes 27 seconds West for a distance of 693.52 feet** to a new iron pin set in the east right-of-way of said Ninth Avenue North, said pin being the northwest corner of said Williams property, said pin also being the southwest corner of the herein tract described;

THENCE leaving said Williams property and with said right-of-way, **on a curve to the right, having a Radius of**

193.26 feet, a Delta of 28 degrees 25 minutes 35 seconds, an Arc Length of 95.88 feet and being subtended by a Chord Bearing and Distance of North 25 degrees 22 minutes 07 seconds West, 94.90 feet to the point of beginning.

Said tract contains 6.250 Acres, more or less.

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

Being the same property conveyed to T Metro Center, Inc., a Nevada corporation by deed from Transcontinental Realty Investors, Inc., a Georgia corporation of record by Instrument Number 20081030-0108472, Register's Office for Davidson County, Tennessee.