THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Address New Owner(s):
Eleven North LLC
6185 Crooked Creek Road,
Suite C
Norcross, GA 30092

Send Tax Bills to:
Same

Map and Parcel:
Map/Parcel #093-050-131.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **POLAR DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby quitclaim and convey to **ELEVEN NORTH LLC**, a Delaware limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest, if any, in and to the following described land in Davidson County, Tennessee, to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 326 11th Avenue, Nashville, Tennessee.

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BILL GARRETT, Davidson County
Trans:T20110023023 DEEDQC
Recvd: 04/19/11 11:41 5 pgs
Fees:27.00 Taxes:0.00
20110419-0030155

943876.1

FA

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2011.

POLAR DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company

By: Novare Polar Development Company, LLC
Its: Member

By: Gulch Polar Mezz Holdings, LLC
Its: Sole Member

By: _____
Name: Yon Cho
Title: Authorized Signatory

By: Giarratana Polar, LLC, a Tennessee limited liability company
Its: Member

By: _____
Anthony D. Giarratana
Its: Chief Manager

STATE OF New York)
COUNTY OF Kings)

Before me, the undersigned, a Notary Public in and for the County and State aforementioned, personally appeared Yon Cho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized signatory of Gulch Polar Mezz Holdings, LLC, the sole member of Novare Polar Development Company, LLC, the member of Polar Development Company, LLC, the within named bargainor, a limited liability company, and that he as such authorized signatory of Gulch Polar Mezz Holdings, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized signatory of Gulch Polar Mezz Holdings, LLC, its sole member.

Witness my hand and seal, at office in New York, Kings County, this 8th day of April, 2011.

Julio Olivo
Notary Public

My Commission Expires: August 06, 2011

ARELIS OLIVO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01OL6172034
Qualified In Kings County
My Commission Expires August 06, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforementioned, personally appeared Anthony D. Giarratana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Giarratana Polar, LLC, the member of Polar Development Company, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager of Giarratana Polar, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager of Giarratana Polar, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of April, 2011.

Melodie L. Hartline
Notary Public

My Commission Expires July 5, 2011
My Commission Expires: _____

MELODIE L. HARTLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Susan Fetts
Affiant

Subscribed and sworn to before me this 14th day of April, 2011.

Dorothy S Potts
Notary Public

My Commission Expires: 

My Commission Expires AUG. 23, 2011

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EXHIBIT A

TRACT I:

Land in the City of Nashville, Davidson County, Tennessee, being Lots Nos. 2, 3, 7, 8, 112, 113, 115, 116, 117, 118, 119, parts of Lots Nos. 1, 4, 5, 6 and 114 and a part of an unnumbered tract lying immediately east of Lots Nos. 115 and 116 and 117, and immediately south of Lot No. 114 on the Map of Hine's Addition and certain streets and alleys lying east of Eleventh Avenue, North, formerly McCreary Street on the Map of Hines Addition and of record in Plan Book 1, page 21, of the Chancery Court at Nashville, Davidson County, Tennessee; and also recorded in Minute Book B, page 85, of the Chancery Court at Nashville, Tennessee, and more particularly described as follows, according to a survey made by Burge, Waggoner, Sumner and Cannon, dated October 25, 1974.

BEGINNING at a point in the northeasterly intersection of Church Street (Viaduct) and 11th Avenue Industrial Boulevard; thence, with the easterly right-of-way of said 11th Avenue, along a curve to the left having a radius of 2,030 feet, a distance of 101.6 feet to a point; thence, with a curve to the right having a radius of 1,970 feet, a distance of 98.6 feet to a point; thence N 34 deg. 46' W, 640 feet, more or less, to a point; thence with a curve to the right having a radius of 1,970 feet, a distance of 215.8 feet to a point; thence N. 28 deg. 30' W, 1.9 feet to a point; thence with a curve to the right having a radius of 21 feet, a distance of 33.1 feet to appoint in the southerly right-of-way of Charlotte Avenue; thence, with said right-of-way N 61 deg. 43' E, 174.4 feet to a point; thence with the face of an existing dock, S. 34 deg. 21' E., 968.4 feet to a point; thence S. 55 deg. 39' W. 40 feet to a point; thence S 34 deg. 21' E., 101.3 feet to a point in the northerly right-of-way S. 60 deg. 09' W., 164.4 feet to the point of beginning, containing 5.0 acres, more or less.

ALSO an easement four (4) feet wide along the east property line of the property above described for the purpose of constructing a storm drainage system and underground footings for the building on said property, granted in an instrument executed by Louisville & Nashville Terminal Company, etal, to Defense Plant Corporation, of record in Book 1291, page 266, Register's Office for Davidson County, Tennessee.

TRACT II:
A tract of land in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at a point in the north line of Church Street Viaduct, said point being in the southeast corner of a tract of land conveyed to the Grantee by the Grantor and the Louisville and Nashville Terminal Company by deed dated September 12, 1960; thence northwestwardly along the northeast line of said conveyance to the Grantee by deed dated September 12, 1960, a distance of one hundred one and twenty six hundredths (101.26) feet to a point; thence northeastwardly at right angles and along a line of said conveyance to the Grantee by deed dated September 12, 1960, a distance of forty (40) feet to a point; thence southeastwardly at right angles a distance of one hundred four and thirty one hundredths (104.31) feet to a point in said north line of Church Street Viaduct; thence southwestwardly along the north line of said Church Street Viaduct, a distance of forty and twelve hundredths (40.12) feet to the point of beginning, containing four thousand, one hundred eleven and four tenths (4,111.4) square feet.

Being property conveyed to Polar Cold Storage, Inc., by deeds recorded in Book 1494, page 253; Book 2246, page 139; and Book 3132, page 557, Register's Office for Davidson County, Tennessee. Pursuant to Amendment to Charter recorded in Book 2847, page 374, said Register's Office, Polar Cold Storage, Inc. changed its name to Polar Refrigerated Services, Inc. Pursuant to Articles of Merger recorded in Book 6345, page 536, said Register's Office, Polar Refrigerated Services, Inc., was merged into United States Cold Storage, Inc., a New Jersey Corporation.

LESS AND EXCEPT that portion of subject property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 8228, page 273, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Polar Development Company, LLC, a Tennessee limited liability company, by deed from United States Cold Storage, Inc., a New Jersey corporation, of record in Instrument No. 20050311-0027390, Register's Office for Davidson County, Tennessee.