BILL GARRETT, Davidson County
Trans:T20110035401 DEEDQC
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Fees:17.00 Taxes:0.00
20110614-0045393

This instrument prepared by:
Waller Lansden Dortch & Davis, LLP
Matthew G. Noggle, Esq.
511 Union Street, Suite 2700
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
K & N Office Limited Partnership Attn: KENT A. BURNS 3810 BEDFORD AVE, SUITE 300	Same	Map 82-1, Parcel 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant, as PRESIDENT OF GENERAL PARTNER of
K & N Office Limited Partnership

Subscribed and sworn to before me, this the 9th day of June, 2011.

CRISTINA E. STANFILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

Notary Public
My Comm. Expires: 01-09-12

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SEV METROCENTER IV, LLC, a Tennessee limited liability company (the "Grantor"), by these presents does hereby quitclaim and convey unto K & N OFFICE LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantee"), its successors and assigns, all its right, title and interest, in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 0 Great Circle Road, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed effective as of May 4, 2011.

SEV METROCENTER IV, LLC, a Tennessee limited liability company

By: Southeast Venture, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Cameron Sorenson
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron Sorenson, 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 Southeast Venture, LLC, a Tennessee limited liability company and manager of SEV Metrocenter IV, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Vice President of such Manager, 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 Vice President of such Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of May, 2011.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 3, 2012

KIMBERLY P. INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Being parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the south margin of Great Circle Road and the north margin of Interstate 65, and being more particularly described as follows:

BEGINNING at point at the intersection of the southerly right-of-way of Great Circle Road and the northerly right-of-way of Interstate 65;

THENCE along said I-65 right-of-way the following calls:

S 67° 28' 32" W, 86.10 feet to an iron pin;
S 68° 14' 00" W, 67.80 feet to an iron pin;
S 62° 54' 00" W, 69.27 feet to an iron pin;

THENCE leaving said right-of-way along the easterly line of property conveyed to K & N Office Limited Partnership of record in Book 9728, Page 62, R.O.D.C., N 35° 12' 27" W, 228.73 feet to an iron pin in the southwesterly right-of-way of Great Circle Road;

THENCE with said right-of-way and a curve concave to the east 377.84 feet to the point of beginning, said curve having central angle of 77° 19' 01", a radius of 280.00 feet, a tangent of 223.99 feet, and chord of S 73° 51' 57" E, 349.82 feet.

Containing 9,920 square feet or 0.23 acres more or less.

Being Tract 3A, a portion of the property conveyed to SEV Metrocenter IV, LLC, a Tennessee limited liability company, by Warranty Deed from American Realty Trust, a Georgia corporation, recorded December 21, 2007 as Instrument No. 20071221-0146729, Register's Office for Davidson County, Tennessee.