1st

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
American Center 903 North 47th Street, Suite 101 Rogers, AR 72756	104-02-0-408.00 104-02-0-409.00	American Center 903 North 47th Street, Suite 101 Rogers, AR 72756

This instrument prepared by: R. Hunter Humphreys, Esq. GLANKLER BROWN, PLLC 600 Poplar Avenue, Suite 400 Memphis, TN 38119	Karen Johnson Davidson County Batch# 309562 DEEDQC 11/01/2019 10:00:30 AM 6 pgs Fees: $32.00 Taxes: $0.00 20191101-0112529

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AMERICAN CENTER**, an Arkansas general partnership (hereinafter referred to as the "***Grantor***"), by these presents hereby sells, assigns, and quitclaims to **AMERICAN CENTER**, an Arkansas general partnership (hereinafter referred to as the "***Grantee***"), Grantee's successors and assigns, all of Grantors' right, title, and interest, if any, in and to that certain real property located in Davidson County, Tennessee and more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference, together with all of Grantor's right, title and interest in and to any buildings, structures, fixtures and other improvements located on said real property and all of Grantor's rights, interests, easements and privileges appurtenant to said real property (collectively, the "***Property***").

The Property is conveyed expressly subject to all valid limitations, restrictions, and encumbrances as may affect the Property that are properly record in the Register's Office for Davidson County, Tennessee.

The Property is improved/unimproved property located at 3100 and 3102 West End Avenue, Nashville, Tennessee.

[*Signature Page(s) to Follow*]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29th day of October, 2019.

GRANTOR:

AMERICAN CENTER, an Arkansas general partnership

By: Cooper Realty Investments, Inc., Managing Partner

By: _____
M. Kent Burger, Executive Vice President

STATE OF ARKANSAS)

COUNTY OF Benton)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M. Kent Burger, 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 Executive Vice President of Cooper Realty Investments, Inc., the Managing Partner of American Center, an Arkansas general partnership, the within named bargainor, and that as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as the Executive Vice President of the Managing Partner of the Partnership.

WITNESS my hand and official seal at Rogers, Arkansas Benton County, Arkansas, this 29th day of October, 2019.

_____
Notary Public

My Commission Expires: 09/26/2024

J. HOPPER
Notary Public-Arkansas
Benton County
My Commission Expires 09-26-2024
Commission # 12400542

QUIT CLAIM DEED

STATE OF ARKANSAS)
COUNTY OF Benton)

The actual consideration for this transfer is $0.00.

GRANTEE:

AMERICAN CENTER, an Arkansas general partnership

By: Cooper Realty Investments, Inc., Managing Partner

By: _____
M. Kent Burger, Executive Vice President

Subscribed and sworn to before me this 29th day of October, 2019.

_____
Notary ~~Public~~

My Commission Expires: 09/26/2024

J. HOPPER
Notary Public-Arkansas
Benton County
My Commission Expires 09-26-2024
Commission # 12400542

QUIT CLAIM DEED

EXHIBIT A

Legal Description

The real property situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Nashville, First Civil District, Twenty First Councilmanic District, Davidson County, Tennessee located on the southerly side of West End Circle at Thirty-First Avenue North, being Lot Nos. 1 and 2, as shown on the Plan of Resubdivision Lots 1, 2, and 3, One American Center as of record in Book 9700, Page 467, R.O.D.C. and being more particularly described as follows:

BEGINNING, at an iron pin in the southerly right-of-way line of West End Circle, said iron pin being at the centerline, as extended, of Mason Avenue;

THENCE, with said southerly right-of-way line the following calls:

N 40° 28' 00" E, 75.30 feet to an iron pin;

With a curve to the right 222.21 feet to an iron pin, said curve having a central angle of 55° 21' 15", a radius of 230.00 feet, a tangent of 120.64 feet, and a chord of N 68° 08' 38" E, 213.66 feet; N 86° 04' 00" E, 233.84 feet to an iron pin; N 88° 30' 00" E, 15.67 feet to an iron pin;

With a curve to right 43.97 feet to an iron pin, said curve having a central angle of 33E 35' 27", a radius of 75.00 feet, a tangent of 22.64 feet and a chord of S 74° 41' 59" E, 43.34 feet;

With a curve to the left 55.50 feet to an iron pin in the westerly right-of-way line of Park Drive, an unimproved road, said curve having a central angle of 79°29' 44", a radius of 40.00 feet, a tangent of 33.27 feet and a chord of N 82° 20' 36" E, 51.15 feet;

THENCE, with said westerly right-of-way line the following calls:

With a curve to the right, 8.56 feet to an iron pin, said curve having a central angle of 16° 24' 16", a radius of 30.00 feet, a tangent of 4.32 feet and a chord of S 43° 14' 00" E, 8.56 feet; S 35° 01' 00" E, 269.40 feet to an iron pin;

With a curve to the right, 250.23 feet to an iron pin, said curve having a central angle of 73E 28' 56", a tangent of 145.65 feet, a radius of 195.11 feet and a chord of S 01° 44' 00" W, 233.43 feet; S 38° 28' 00" W, 177.11 feet to iron pin in the northeasterly line of property conveyed to Blue Cross and Blue Shield of Tennessee by deed of record in Book 8389, Page 151, R.O.D.C.;

THENCE, with said property the following calls:

N 51° 40' 00" W, 200.00 feet to an iron pin; S 37° 47' 00" W, 189.02 feet to an iron pin in the southeasterly right of way line of West End Circle;

THENCE, along said right-of-way the following calls:

N 52° 14' 00" W, 5.99 feet to an iron pin;

With a curve to the left, 196.75 feet to a P.K. nail, said curve having a central angle of 84° 40' 21", a radius of 127.13 feet, a tangent of 124.13 feet and a chord of N 06° 33' 11"W, 177.69; N 50° 54' 00" W, 188.62 to an iron pin in the southerly line of property conveyed to G&F Properties by deed of record in Book 11649, Page 499, R.O.D.C.;

THENCE, with said line N 75° 11' 00" E, 11.95 feet to an iron pin;

THENCE, continuing with said line with a curve to the right 11.96 feet to an iron pin, said curve having a central angle of 17° 07' 58", a radius of 40.00 feet, a tangent of 6.03 feet and a chord of N 04° 29' 24" E, 11.92 feet;

THENCE, with the easterly line of said G&F Properties N 51° 08' 00" W, 257.24 feet to the point of beginning. Containing 290,677 square feet or 6.67 acres, more or less.

Being the same property conveyed to American Center, an Arkansas general partnership by Deed of record in Instrument No. 20001221-0125356, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

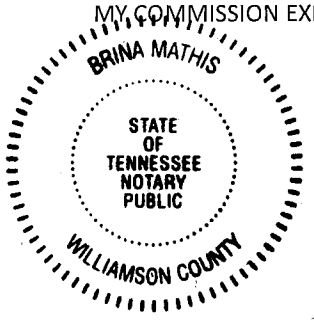
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).