

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **JBM Properties, L.L.C.**, a South Carolina limited liability company, **James B. Miller**, individually, **James B. Miller as Trustee of the James B. Miller Revocable Trust**, **Radcliff Manor, L.P.**, a South Carolina limited partnership, and **Radcliff Manor Associates, L.L.C.**, a South Carolina limited liability company (hereinafter referred to as "Grantors") in the state aforementioned for and in consideration of NO/100 (\$00.00) DOLLARS and no other consideration to it in hand paid at and before the sealing of these presents by **Radcliff Associates, L.P.**, a South Carolina limited partnership (hereafter referred to as "Grantee") having its mailing address as 206 Peach Way, Columbia, Missouri 65203 (the receipt whereof is hereby acknowledged) has remised, released and forever quit-claimed, and by these presents, does remise, release and forever quit-claim upon the said Grantee, its successors and assigns forever, all of its rights, title and interest, whatever the same may be, in and to all of the property described on EXHIBIT "A" which is attached hereto and made part hereof.

The property or property rights described herein, if any, is the same property conveyed to the Grant by deed dated January 2, 2002, recorded January 4, 2002, in Book Z392 at Page 407 in the Office of the Register of Deeds for Charleston County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

Witness the hand and seal of the appropriate officers of the Grantors herein this ___ day of May in the year of our Lord Two-Thousand, Two and Twenty-Seventh year of the sovereignty and independence of the United States of America.

WITNESSES:

Mark Richardson

Witness

Jack Dine

Witness

JBM Properties, L.L.C.

By:

James B. Miller

Name: James B. Miller

Title: Managing Member

SEP - 6 2002

File Closed

Radcliff MANOR #1421 CPS16

WITNESSES:

Mark Richards

Witness

Jack Orr

Witness

J.B. Miller

Name: James B. Miller

WITNESSES:

Mark Richards

Witness

Jack Orr

Witness

J.B. Miller

Name: James B. Miller as Trustee
of the James B. Miller
Revocable Trust

WITNESSES:

Mark Richards

Witness

Jack Orr

Witness

Radcliff Manor, L.P.

By: Radcliff Manor Associates, L.L.C.
General Partner

By: J.B. Miller

Name: James B. Miller
Title: Managing Member

WITNESSES:

Mark Richards

Witness

Jack Orr

Witness

Radcliff Manor Associates, L.L.C.

By: J.B. Miller

Name: James B. Miller
Title: Managing Member

STATE OF SOUTH CAROLINA)

COUNTY OF Richland)

PERSONALLY appeared before me Eliza A. Williams, on oath, says that (s)he saw the within named James B. Miller as Managing Member of JBM Properties, L.L.C., James B. Miller, individually and as Trustee of the James B. Miller Revocable Trust, James B. Miller as a managing member of Radcliff Manor Associates, L.L.C., which limited liability company is the general partner of Radcliff Manor, L.P., and James B. Miller as Managing Member of Radcliff Manor Associates, L.L.C., sign, seal, and as its act and deed, deliver the within written document, and that (s)he with Mark Richard son witnessed the execution thereof.

Mark Richard son
Witness

SWORN to and subscribed before me this
31st day of May, 2002.

Eliza A. Williams (SEAL)
Notary Public for: South Carolina
My Commission Expires: My Commission Expires November 2, 2003

EXHIBIT A

All that certain tract of land containing 1.52 acres, more or less, known as 200 Coming Street on a plat thereof by James G. Pennington, PLS No. 10291 entitled "PLAT #200 COMING STREET LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" dated May 29, 1998, and recorded in the RMC Office for Charleston County in Plat Book EC, page 538.

Said property having the following metes and bounds: Beginning at an iron rod approximately 56.55 feet South of Cannon Street a bearing of North 75 degrees 17 minutes 56 seconds East a distance of 114.00 feet along the Lands of W.A. Clement, Polite Clayton and M.J. Bryant consecutively to an iron pipe; thence a bearing of South 19 degrees 01 minutes 22 seconds East a distance of 51.50 feet to an iron pipe and a bearing of North 71 degrees 41 minutes 54 seconds East a distance of 33.64 feet, both courses along Charleston Housing to a paint mark; thence of bearing of South 19 degrees 07 minutes 34 seconds East a distance of 56.81 feet to an iron rod and a bearing of North 70 degrees 52 minutes 26 seconds East a distance of 39.40 feet, all along the lands of Gerald J. Moran to an iron rod; thence a bearing of South 18 degrees 52 minutes 35 seconds East a distance of 54.59 feet along the Lands of Julie C. Holt to an iron pipe; thence a bearing of South 16 degrees 39 minutes 49 seconds East a distance of 34.67 feet and a bearing of North 71 degrees 06 minutes 20 seconds East a distance of 201.50 feet, all along the Lands of Gerald J. Moran to an iron pipe; thence a bearing of South 18 degrees 40 minutes 16 seconds East a distance of 26.98 feet along the Western right-of-way of St. Philip Street to an iron pipe; thence a bearing of South 71 degrees 14 minutes 05 seconds West a distance of 201.78 feet to an iron rod and a bearing of South 17 degrees 21 minutes 25 seconds East a distance of 113.31 feet along Allen University to a block wall corner; thence a bearing of South 17 degrees 44 minutes 50 seconds West a distance of 65.17 feet along the Lands of Betty J. Brown and the Lands of D.B. Boatright, consecutively to an iron pipe; thence a bearing of South 71 degrees 44 minutes 50 seconds West a distance of 140.45 feet along the Land of Mark D. Morris to an iron pipe; thence a bearing of North 15 degrees 00 minutes 36 seconds West a distance of 344.35 feet along the Eastern right-of-way of Coming Street to the point of beginning.

TMS #460-12-01-049

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TRANSFER TAX AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by JBM Properties, L.L.C., James B. Miller, an individual, James B. Miller as Trustee of the James B. Miller Revocable Trust, Radcliff Manor, L.P., and Radcliff Manor Associates, L.L.C., to Radcliff Associates, L.P., on May ____, 2002.
3. Check one of the following: The Deed is
 - A. ____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - B. ____ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - C. X EXEMPT from the deed recording fee because (exemption # 14)
(Explain, if required) _____
4. Check one of the following if either item 3(A) or item 3(B) above has been checked:
 - A. ____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - B. ____ The fee is computed on the fair market value of the realty which is \$ _____.
 - C. ____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES ____ or NO ____ to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED recording fee is computed as follows:
 - A. ____ the amount listed in item 4 above.
 - B. ____ the amount listed in item 5 above (if no amount place zero).
 - C. ____ Subtract line 6(B) from 6(A) and place the result here. Multiply 6(C) by \$3.70 per \$1,000.00 to obtain amount of tax due.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantee.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 1st
day of May, 2002.

Teresa E. Wells
Notary Public State of Missouri
County of Boone
My commission expires October 21, 2004.

Craig A. Van Matre
Craig A. Van Matre, Legal Representative
connected with this transaction

Teresa E. Wells
Type or Print Name Here