Downtown Professional Properties
c/o Grissim, Shmerling, C.P.A.'s
137 Belle Forest Circle, Suite 101
Nashville, Tennessee 37221

QUITCLAIM DEED

BOOK 5768 PAGE 235

This conveyance made the 16th day of June, 1981 by and between J. M. Grissim, Trustee, hereinafter referred to as Grantor, and Downtown Professional Properties, a partnership, hereinafter referred to as the Grantees,

WITNESSETH:

THEREFORE, in consideration of good and valuable considerations, Grantor does hereby quitclaim and convey unto the Grantees, Downtown Professional Properties, a partnership, absolutely and in fee simple the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, and recorded in the Register's Office, Davidson County, Tennessee in Book 5741, page 389, said premises being more particularly described as follows:

Unit space labled 5-A/2-D (being the 5th Floor and accompanying area of said Project) as shown on the plan recorded in Book 5200, page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided 20% interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot No. 3 in the Subdivision of the John Waters Property, plan not of record, described as follows:

Beginning on the westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet more or less, to the corner of Lots 2 and 1 of the Water's Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their North line, easterly 175 feet, more or less, to the beginning.

Being part of the same property conveyed to J. M. Grissim, Trustee, by deed from Amoco Oil Company, a Maryland Corporation, of record in Book 5477, page 592, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, A Notary Public in and for said County and State, personally appeared J. M. Grissim, Trustee, the within named bargainor with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of June, 1981.

Theresa Mitchell
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: February 24, 1986

Said conveyance shall include the right of ingress and egress from said property and the right to use, for all proper purposes in common with the Grantor, his successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the declaration as common elements.

Said conveyance shall be subject to the following reservations, restrictions and use and covenants and obligations as set forth in the Master Deed and Declaration dated April 16th, 1981 and of record in the Register's Office for Davidson County, Tennessee, in Book 5741, page 389, as set forth in the By-Laws of the Association of the Owners attached thereto, and as it may be amended from time to time, all of which restrictions, payment of charges, and all other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference, and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantees as binding and to be binding on the Grantees and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.

To have and to hold the same with all improvements, tenements, rights, easements, priviledges and appurtenances thereunto belonging or otherwise appertaining or held or enjoyed therewith unto the Grantees and his, their or its successors, heirs, administrators, executors and assigns or the heirs and assigns of the survivors of them, as the case may be, subject as aforesaid, forever.

And the Grantees in consideration of the foregoing conveyance hereby covenant and agree with the Grantor and the Grantees, assume and agree to pay the pro-rata share, in the same proportion as the undivided interest conveyed herein, of the principal balance due under the above described assessment as and when the principal and interest fall due and will save the Grantor, his successors and assigns harmless and will indemnify them against all claims and demands whatsoever which shall hereafter arise from and in connection with said assessment.

IN WITNESS WHEREOF, the Grantor and the Grantees have caused this conveyance to be executed on the day and year first above written.

J. M. Grissim, Trustee, Grantor

THIS INSTRUMENT PREPARED BY:

Frank G. Friedman
Attorney at Law
Suite 2017, Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ no monetary consideration

Affiant

Subscribed and sworn to before me this the 10th day of July, 1981.

Notary Public

My Commission Expires: 4-17-83

Map 93-2-3
Parcel 165

IDENTIF. REFERENCE

Jul 10 9 09 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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