This instrument prepared by Christian A. Horsnell, Esq.
Gilbert & Milom, 1100 Seventeenth Avenue, South,
Nashville, Tennessee 37212.

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
G. Gerald Roy, Joseph Gehl and wife, Peggy Tribbett Gehl 1019 17th Avenue, South Nashville, TN 37212	Same	Map 104-4 Parcel 118

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, the receipt and sufficiency of which is hereby acknowledged, MUSIC ROW INVESTMENTS, a partnership composed of Richardson R. Lynn and Michael S. Kestner, hereinafter called the Grantor, has bargained and sold, and by these presents does quitclaim and convey unto G. GERALD ROY (a one-half undivided interest of subject property) and JOSEPH GEHL and wife, PEGGY TRIBBETT GEHL (a one-half undivided interest of subject property), hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Griddle & Scruggs Subdivision of Lot No. 7 in O B Hayes Addition, as of record in Book 57, page 62, Register's Office for said County.
>
> Said Lot No. 9 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Music Row Investments, a partnership composed of Richardson R. Lynn and Michael S. Kestner, by deed from Charles L. Graham, Rebecca M. Graham and James A. Graham, of record in Book 5539, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1019 17th Avenue, South, Nashville, Tennessee 37212.

This conveyance is being made to alleviate any questions of clear title to the subject property in the Grantees which may arise or have arisen with respect to the execution by the Grantor of the deed to Grantees' predecessor in title, Robert F. Hall, of record in Book 5641, page 215, Register's Office for Davidson County, Tennessee, and any defects in the acknowledgement of the signatures of the partners of Grantor contained in such deed.

Witness our hands this the 5th day of July, 1994.

MUSIC ROW INVESTMENTS

BY: _____
RICHARDSON R. LYNN, Partner

BY: _____
MICHAEL S. KESTNER, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is - 0 - .

AFFIANT

Subscribed and sworn to before me, this the 6th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sheila D. Pauly, a Notary Public in and for said county and state, Richardson R. Lynn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Music Row Investments, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, TN this the 5th day of July, 1988.

NOTARY PUBLIC

Commission Expires: 01-21-90

STATE OF TENNESSEE
JUL 7 3 49 PM '88
WILSON L.R.
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
47335

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sheila D. Pauly, a Notary Public in and for said county and state, Michael S. Kestner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Music Row Investments, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, TN this the 5th day of July, 1988.

Sheila D. Pauly
NOTARY PUBLIC

Commission Expires: 01-21-90