This Instrument Was Prepared By:
ANDREW MORIN, Esq.
Wyatt, Tarrant & Combs
511 Union Street, Suite 1500
Nashville, Tennessee 37219

Maximum value for Tennessee recording tax purposes is $0.00.

51B

BOOK 10449 PG 307

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Lenore Street Garden
Homes, LLC
413 Seventh Avenue South
P.O. Box 24520
Nashville, Tennessee
37202

SEND TAX BILLS TO
Same

MAP/PARCEL NO.
Book 9782, page
in the Davidson
County Tennessee
Register's Office

9318 05/09 0101 03CHECK 12.00

KNOW ALL MEN BY THESE PRESENTS, that Frank F. Ghertner, Trustee ("Grantor"), for and in consideration of ONE DOLLAR ($1.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, quitclaim and convey all of my right, title and interest unto Lenore Street Garden Homes, LLC ("Grantee"), real estate located in Davidson County of the State of Tennessee, and described in Exhibit A, attached hereto and made a part hereof.

The legal description contained in Exhibit A is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as the Lenore Street Garden Homes, 601 Crutcher Street, Nashville, Tennessee, 37213.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 22nd day of November, 1996.

Frank F. Ghertner, Trustee

Frank F. Ghertner, Trustee

I, Frank F. Ghertner, Trustee under the Lenore Street Garden Homes Trust Agreement dated August 31, 1995 (the "Trust Agreement") do hereby certify that under the Trust Agreement I have the authority to transfer the property known as the Lenore Street Garden Homes, described more particularly at Exhibit A attached hereto.

Frank F. Ghertner, Trustee

Frank F. Ghertner, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10449 PG 308

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Frank F. Ghertner, Trustee, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27 day of November, 1996.

Mary J Winkler
Notary Public

My Commission Expires:
11/29/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $1.00.

Frank F. Ghertner
Affiant

Subscribed and sworn to before me,
this the 27 day of November, 1996.

Mary J. Winkler
Notary Public

My Commission Expires:
11/29/2000

MARY J. WINKLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

DAVIDSON COUNTY, TENN.

97 MAY -9 PM 12:16

FELIX Z. BRANNON REGISTER
DAVIDSON COUNTY, TN.

0303329

IDENTIFICATION REFERENCE

H:\AMM\LENORLLC\QUITCLAI.DED (November 26, 1996; 8:58am)

EXHIBIT A

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Property Description

LAND in Davidson County, Tennessee, being part of Lot No. 1, Lots 2 to 5, both inclusive, part of Lot No. 6 and Lots Nos. 7 to 12, both inclusive of Block B, and Lots Nos. 1 to 12, both inclusive of Block C. part of a 16 foot alley No. 451 lying East of South Sixth Street, part of Boyce Street, and part of a 20 foot alley, No. 452 lying West of South Seventh Street, all between Lenore and Crutcher Streets, closed by Ordinance No. 62-279 of record in the Office of the Metropolitan Clerk, on the Plan of D.E. Cooper's Addition to East Nashville, of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, and described together beginning on an iron pin, the southwest intersection of Lenore Street and South Seventh Street; thence with the westerly margin of South Seventh Street, South 25 deg. 27 min East 320 feet to an iron pin in the northerly margin of Crutcher Street; thence with the northerly margin of Crutcher Street, South 65 deg. 07 min. West 686.54 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 55.00 feet in a northwesterly direction, 85.85 feet to an iron pin in the easterly margin of South Sixth Street; thence with the easterly margin of South Sixth Street, North 25 deg. 27 min. West 240.29 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 25.00 feet in a northeasterly direction 39.52 feet to an iron pin in the southerly margin of Lenore Street; thence with the southerly margin of Lenore Street, North 65 deg. 07 min. East 715.75 feet to the beginning. This is improved property known as Lenore Street Garden Homes, Nashville, Tennessee.

BEING the same property conveyed to Frank F. Ghertner, Trustee under the Lenore Street Garden Homes Trust Agreement, by deed from Viola Louise Hellermann of record in Book 9782, Page 879, in the Register's Office for Davidson County, Tennessee.