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IDENTIF. & REFERENCE

QUITCLAIM DEED

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REGISTER
DAVIDSON COUNTY, TN.

FROM: PAG PARTNERS, L.P.
Grantor

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: PRINTER'S ALLEY GARAGE, LLC,
Grantee

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Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Printer's Alley Garage, LLC 55 Public Square, Suite 1900 Cleveland, OHIO 44113	Same	92-2-3/168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars and No/100 ($10.00).

Affiant

Sworn to and subscribed before me, this 1st day of ~~June~~ July, 1998.

Notary Public

My Commission Expires: 11/26/98

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10.00), the receipt and sufficiency of which are hereby acknowledged, PAG PARTNERS, L.P. (the "Grantor") does quitclaim unto PRINTER'S ALLEY GARAGE,

LLC (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 314 Church Street, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 1st day of July, 1998.

PAG PARTNERS, L.P.
By: PAG Corp., General Partner

By: _____
Christopher L. Jarratt, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lori L. Parsons, a Notary Public of said County and State, personally appeared Christopher L. Jarratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of PAG Corp., a Tennessee Corporation, general partner of PAG PARTNERS, L.P., the within named bargainor, a limited partnership, and that he as such President of the general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office, this 1st day of July, 1998.

Lori L. Parsons
Notary Public

My Commission Expires: 11/26/98

NOTARY PUBLIC LORI L. PARSONS DAVIDSON COUNTY, TENN.

321104.1 6/30/98

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EXHIBIT A

Property Description

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, generally located west of Third Avenue North and North of Church Street, said parcel being a portion of Lot 41 of the original plan of the Town of Nashville and being more particularly described as follows:

Beginning at a point at the intersection of the westerly right-of-way line of Third Avenue North and the northerly right-of-way line of Church Street;

THENCE, with said northerly right-of-way line of Church Street, S 59° 39' 08" W. 175.26 feet to a point in the easterly right-of-way line of Printers Alley;

THENCE, with said easterly right-of-way line of Printers Alley, N 30° 14' 27" W. 100.67 feet to a point;

THENCE, leaving said right-of-way line, N 59° 29' 43" E, 175.29 feet to a point in the westerly right-of-way line of Third Avenue North;;

THENCE, with said westerly right-of-way line of Third Avenue North, S 30° 13' 32" E. 101.15 feet to the point of beginning;

Containing 17,565 square feet or 0.40 acres, more or less.

Being the same property conveyed to Grantor by deed of record in Book 9437, page 348, Register's Office for Davidson County, Tennessee.

Said description is based upon the survey updated June 30, 1998, file no. 14089-03, by Wendall H. Talley, Sr., RLS No. 785, of Barge Waggoner Sumner & Cannon, Inc., Nashville, Tennessee.

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