5CA

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Address New Owner/
Send Tax Bills to:

Adventure 3 Properties, LLC
1900 Church Street, Suite 400
Nashville, Tennessee 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and body corporate and politic organized and existing in accordance with the provisions of Section 13-20-101, et. seq. Tennessee Code Annotated (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **ADVENTURE 3 PROPERTIES, LLC** (hereinafter the "GRANTEE"), its successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

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

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed by and through its duly authorized officer as of this 15th day of July, 1998.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

ATTEST:

By: _____
Gerald F. Nicely, Secretary and
Executive Director

By: _____
Calvin O. Atchison, Chairperson

0463438
IDENTIFICATION REFERENCE

98 JUL 16 PM 4:17

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Calvin O. Atchison and Gerald F. Nicely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Chairperson and Secretary and Executive Director, respectively, of Metropolitan Development and Housing Agency, the within named bargainor, and that they, as such Chairperson and Executive Director, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the agency by themselves as Chairperson and Executive Director, respectively.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 15th day of July, 1998.

U. Jean Merkle
NOTARY PUBLIC

My Commission Expires:
9-29-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $100.00.

AFFIANT

Subscribed and sworn to before me this
15th day of July, 1998.

Notary Public

My Commission Expires:
DEBORAH GAIL JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 24, 2001

t:\re\4635\1\quitclaim1.deed

EXHIBIT A

Beginning at the northeast corner of Church Street and Seventh Avenue (North), and running thence eastward with the northern margin of Church Street and with the southern margin of the store-house thereon (previously occupied by The Castner-Knott Dry Goods Co.) one hundred and eleven feet to the center of the eastern wall of said store-house; thence with the center of said wall one hundred and thirty-five feet to the northern margin of the northern wall of said store-house, and thence on in the same line and direction so as to include eleven feet of a private court in the rear of the said store-house, in all one hundred and forty-six feet from the southern margin of the southern wall of said house; thence westward, and parallel with the southern margin of said store-house one hundred and eleven feet and two inches, more or less, to the eastern margin of Seventh Avenue and to the southwest corner of a parking lot, a point eleven feet from the northwest corner of said store-house; thence southward with the eastern margin of said Avenue one hundred and forty-six feet to the beginning.

Being the same property conveyed to George A. Shwab, III, Elizabeth Shwab Stephen (formerly Elizabeth Shwab Kenny), Enid Lindenberg Daniel, Elise Lindenberg Houston, Paul M. Davis, Jr., Peter Davis, Benjamin E. Tate, Jr., Paul E. Shwab, Emma S. Fletcher, Hugh M. Shwab, Jr., Elizabeth Shwab Sanders, William P. Shwab and Robert D. Shwab, by Deed of Record in Book 10132, Page 473, Register's Office for Davidson County, Tennessee. The said Enid Lindenberg Daniel having since died, and her interest having now vested in Marie C. Reed and Linda Russell pursuant to her last will and testament. The said Elise Lindenberg Houston having since died, and her interest having now vested in P. D. Houston, III and First American National Bank, Trustee, pursuant to her last will and testament. Paul M. Davis, Jr. having since died, and his interest having now vested in Barbara D. Johnston and Katherine D. Murfree pursuant to his last will and testament. The interest of Peter Davis having now vested in Ruth D. Davis, as Trustee of the inter vivos trust he created prior to his death. Paul E. Shwab having since died, and his interests having now vested in First American National Bank and Jack N. Shwab as Trustees under Irrevocable Trust Agreement of Paul E. Shwab dated June 8, 1983. Emma S. Fletcher having since died and her interest having now vested in Equitable Trust Company as Successor Trustee and in Barry Fletcher (formerly known as Barry Fletcher Lock) and Minos Fletcher, IV pursuant to her last will and testament.

Also being the same property conveyed to Michael D. Shmerling and Co., LLC by instrument of record in Book 10868, Page 958, said Register's Office.

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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11024 PAGE 46

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	100.00
			CON TX	0.37
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	15.37
			CHECK	15.37

07/16/98 01 16:19 0001 4624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463438
IDENTIFICATION REFERENCE

98 JUL 16 PM 4:17

REGISTER
DAVIDSON COUNTY, TENN.

No. 1320312