0473171

PICK-UP

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES

98 AUG 10 PM 3:18

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11059 PAGE 822

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
PROFESSIONAL REAL ESTATE DEVELOPERS, LLC 1011 BELL ROAD ANTIOCH, TN 37013-3105	SAME	MAP 93-9 PARCEL 73,74, 75, 76, 77 AND 78

STATE OF TENNESSEE) The actual consideration or value, whichever is greater, for this transfer is None.
COUNTY OF DAVIDSON)

SWORN to and subscribed before me this 10 day of August, 1998.

Affiant

Notary Public

My Commission Expires: My Commission Expires MAY 26, 2002

QUITCLAIM DEED

FOR AND IN CONSIDERATION of reorganization from a Tennessee corporation to a Tennessee Limited Liability Company and for no monetary consideration, and other good and valuable consideration, Professional Real Estate Developers, Inc., a Tennessee corporation, hereinafter referred to as "Grantor", by these presents does transfer and convey unto Professional Real Estate Developers, LLC, a Tennessee limited liability corporation, hereinafter referred to collectively called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. I

A certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to wit:

Being Lots Nos. 135 and 136 on the Plan of Hynes' Addition to Nashville, as of record in Plan Book 1, Page 21, Chancery Court at Nashville.

Said Lots Nos. 135 and 136 front together 152 feet on the southerly side of Church Street and extend back between parallel lines, with the Westerly margin of 12th Avenue North, formerly Knowles Street, 140 feet to the northerly line of Lot No. 137, the westerly line of said property running back with the easterly margin of an alley.

TRACT NO. II

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly part of Lot No. 137 on the Plan of Hynes' Addition to Nashville, as of record in Plan Book 1, Page 21, Chancery Court at Nashville, described as follows:

Beginning at a point on the westerly margin of 12th Avenue North, formerly Knowles Street, said beginning point is also 140 feet south of the southwest corner of Church Street and 12th Avenue North, running thence along the westerly margin of 12th Avenue North, southwardly 60 feet; thence westwardly 152 feet to an alley; thence with the easterly margin of said alley, northwardly 60 feet; thence eastwardly 152 feet to the point of beginning.

TRACT NO. III

Two tracts or parcels of land in Davidson County, Tennessee, and being Lot No. 141, and a part of Lot No. 142 in Hynes Addition to the City of Nashville, a plan of record in Minute Book B, Page 85 in the Chancery Court for Davidson County, Tennessee, at Nashville. Said Lot No. 141, and part of Lot No. 142 are more particularly described as follows:

Parcel One: Lot No. 141 fronts 75 feet on the south side of Church Street and runs back between parallel lines with the west margin of a 20 foot alley, 140 feet more or less to the line of Lot No. 143 of said plan.

Parcel Two: Part of Lot No. 142: Beginning at a point on the southerly margin of Church Street, said point being the common corner of Lots Nos. 141 and 142, as shown on said plan; thence, with the said southerly margin of Church Street, in a westerly direction, 48.01 feet to a point to the beginning of a curve; thence, westwardly and southerly along an arc radius 25 feet and curving to the left, 41.18 feet to the point or tangency in the easterly margin of Thirteenth Avenue North; thence with the easterly margin of Thirteenth Avenue North, in a generally southerly direction, 113.01 feet to an iron spike, the southwesterly corner of said Lot No. 142; thence, in a generally easterly direction, along a line parallel to the southerly margin of Church Street, the easterly Margin of said Lot No. 142, 75.0 feet to the common rear corners of Lots Nos. 141 and 142 as shown on said plan; thence, in a generally northerly direction, along the common lien of said Lots Nos. 141 and 142, 140.00 feet to the point of beginning.

TRACT NO. IV

Parcel I: Being the southerly one-half of Lot No. 143 on the Plan of Hynes' Addition to Nashville, of record in Minute Book "B", Page 85, Chancery Court at Nashville, Tennessee.

Said part of Lot No. 143 fronts 50 feet on the easterly side of 13th Avenue, North formerly Ewing or Morgan Street and runs back 150 feet to an alley, measuring 48 ½ feet thereon.

Parcel II: Being the northerly one-half of Lot No. 138 on the Plan of Hynes' Addition to Nashville as of record in Minute Book "B", Page 85, Chancery Court at Nashville, Tennessee.

Said part of Lot No. 138 fronts 35 feet on the westerly side of 12th Avenue North, formerly Knowles Street, and runs back between lines, with the southerly margin of Lot No. 137, 152 feet to the easterly margin of an alley measuring 37-1/2 feet thereon.

TRACT NO. V

Land in Davidson County, Tennessee, being the northerly half of Lot No. 143 on the Map of Hynes Addition, of record in Minute Book "B", Page 85, of Chancery Court of Nashville. Said part of said Lot No. 143 fronts 50 feet on the east side of 13th

Ave., North formerly Morgan Street and runs back between parallel lines 150 feet to the alley, on which it measures 48.5 feet.

TRACT NO. VI

That portion of Alley No. 241, as described in and closed pursuant to Bill No. 74-972, Metropolitan County Council.

Being the same property conveyed to Professional Real Estate Developers, Inc., by deed from Ruby F. Martin, Executrix of the Estate of Maurice T. Gossett, of record in Book 10310, page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as 1205 Church Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, I have hereunto set my hand this the 10th day of August, 1998.

RAMAN G. DAYAL, PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Raman G. Dayal, a partner and president of Professional Real Estate Developers, Inc., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of August, 1998.

Vicki M. Glover

Notary Public

My Commission Expires:

My Commission Expires MAY 26, 2002

VICKI GLOVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

5045 08/10 0101 03CHECK 14.00

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