QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., TUKE YOPP & SWEENEY, PLC, NATIONSBANK PLAZA, SUITE 1100, 414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: COOPER BROTHERS LAND COMPANY

GRANTEE: HAMILTON FAIRFAX LLC

Address New Owner as Follows:	**Send Tax Bills:**	**Map Parcel No.**
Hamilton Fairfax LLC c/o John P. Cooper 702-C Bowling Avenue Nashville, TN 37215	Same	104-12-56

****

FOR NO ACTUAL CONSIDERATION, COOPER BROTHERS LAND COMPANY, a Tennessee general partnership, being one and the same as Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: Zero (-0-) Dollars.

Affiant

Sworn to and subscribed before me, this the 15th day of January, 1999.

Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

JOHN W. STUEVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

218193.4 1/12/99

Bros. Land Co., Grantee on that certain Quitclaim Deed of record in Book 8633, page 867, Register's Office for Davidson County, Tennessee ("GRANTOR"), does hereby quitclaim to HAMILTON FAIRFAX LLC, a Tennessee limited liability company ("GRANTEE"), all of GRANTOR'S right, title, and interest in and to the following described parcel of real estate located in Davidson County, Tennessee, as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property is improved property located at 2106 Fairfax Avenue, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of January, 1999.

COOPER BROTHERS LAND COMPANY (one and the same as Cooper Bros. Land Co.), a Tennessee general partnership

By: _____
John N. P. Cooper
Its: Partner

By: _____
James H. S. Cooper
Its: Partner

By: _____
William P. Cooper, III
Its: Partner

218193.4 1/12/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John W. Stone, III, a Notary Public of said County and State, personally appeared John N. P. Cooper, 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 Cooper Brothers Land Company, the within named bargainor, a general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership by himself as partner.

Witness my hand, at Office, this 15th day of January, 1999.

John W. Stone, III
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John W. Stone, III, a Notary Public of said County and State, personally appeared James H. S. Cooper, 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 Cooper Brothers Land Company, the within named bargainor, a general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership by himself as partner.

Witness my hand, at Office, this 15th day of January, 1999.

John W. Stone, III
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

218193.4 1/12/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John W. Stone, III, a Notary Public of said County and State, personally appeared William P. Cooper, III, 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 Cooper Brothers Land Company, the within named bargainor, a general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership by himself as partner.

Witness my hand, at Office, this 15th day of January, 1999.

John W. Stone
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 1999

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EXHIBIT "A"

A tract of land in the First Civil District - 18th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Lot #7 and 15-foot of the easterly portion of Lot #8 of the subdivision of Hamilton Parks as of record in Plat Book 161, Page 160, Register's Office for Davidson County, Tennessee and more particularly described according to a boundary survey dated May 6, 1992 by Ragan-Smith-Associates, Inc., Job No. 92-057, as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Fairfax Avenue (a 60-foot wide street) at the southwesterly end of Alley #815 (a 10-foot wide alley); said point is 175.00 feet northwestwardly from the westerly right-of-way line of Twenty-First Avenue South and proceeding as follows:

1. From the point of beginning and with the northerly right-of-way line of Fairfax Avenue N85°58'00W, 105.00 feet to an existing iron pin; thence,

2. Severing Lot #8 of the subdivision of Hamilton Parks making a new line and leaving said right-of-way line N3°45'00"E, 308.50 feet to an iron pin set; thence,

3. With the southerly right-of-way line of Alley #803 (a 24-foot wide alley) S85°58'00"E, 105.00 feet to a P.K. nail set; thence,

4. With the westerly right-of-way line of Alley #815 S3°45'00"W, 308.50 feet to the point of beginning and containing 32,392 square feet or 0.744 acres, more or less.

Being the same property conveyed to Cooper Brothers Land Company by Quitclaim Deed of record in Book 8633, page 867, Register's Office for Davidson County, Tennessee.

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IDENTIFICATION REFERENCE
99 JAN 19 PM 1:37
BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

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