Davidson County DEEDQC
Recvd: 01/23/01 12:50 2pgs
Fees:10.00 Taxes:0.00
20010123-0006919

File in Box No. 19 B
Map 092-12
Parcel 404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -.

Affiant

Subscribed and sworn to before me this the 29th day of December, 2000.

My Commission Expires:
January 25, 2003

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW
761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Michael D. Shmerling & Co., G.P.	
a Tennessee General Partnership	**"New Owner"**
(Name)	(Name)
1900 Church Street, Suite 400	
(Street Address)	(Street Address)
Nashville, TN 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **FIRST COUSINS PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the "**Grantor**", do hereby quitclaim all of its right, title and interest to **MICHAEL D. SHMERLING & CO., G.P., A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the "**Grantee**", its heirs and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 152 on the Plan of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Hayes Street, at a point 50 feet West of the westerly margin of 19th Avenue North, formerly Douglas Avenue; thence, with said street, westwardly 43 feet; thence, at right angles northwardly 180 feet to the southerly margin of an alley; thence, with said alley eastwardly 43 feet, thence, at right angles southwardly 180 feet to the BEGINNING.

BEING the same property conveyed to First Cousins Properties, L.L.C., a Tennessee Limited Liability Company, by Deed from June Harrision Garrett, Sam Young Garrett, Jr., Rhea Edwards Garrett and John Page Garrett, of record in Instrument No. 20000921-0093908, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 1902 Hayes Street, Nashville, TN 37203.

"PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION."

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of December, 2000.

FIRST COUSINS PROPERTIES, L.L.C.,
A TENNESSEE LIMITED LIABILITY
COMPANY

By: _____
Michael D. Shmerling

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Shmerling, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon his oath, acknowledged himself to be the Chief Manager of **FIRST COUSINS PROPERTIES, L.L.C.,** the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2000.

My commission expires:
January 25, 2003

_____
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

F:\FDS\WSI\WPDOCS\QUITCLAI