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MHS

FROM: Maxwell G. Horkins, Jr., Grantor

This instrument was prepared by:
Alden H. Smith, Jr.
STITES & HARBISON PLLC
SunTrust Center, Suite 1800
424 Church Street
Nashville, Tennessee 37219

TO: Broadway Investment Properties, LLC, Grantee

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
Broadway Investment Properties, LLC 104 Westminister Pl. Nashville, TN 37205	Same As Owner	92-16-205

Davidson County DEEDQC
Recvd: 03/30/01 13:47 2pgs
Fees:10.00 Taxes:0.00
20010330-0030812

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero and 00/100 Dollars ($0.00).

Maxwell G. Horkins
Affiant

Sworn to and subscribed before me, this 22ND day of March, 2001.

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, I, Maxwell G. Horkins, Jr., (the "Grantor") does hereby quitclaim unto Broadway Investment Properties, LLC, Grantee (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, described as follows – to wit:

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

Being parts of lots Nos. 141 and 142 in Boyd's Home Tract in West Nashville, a plan of which is on record in the Register's Office of Davidson County, Tennessee, Book No. 21, page 39; beginning at the southwest corner of a part of lot No. 141, formerly owned by Mrs. J.E. Rodes, it being a point in the North margin of McTyeire Street 50 feet westwardly from the original southwest corner of lot No. 140, and southeast corner of lot No. 141, and running westwardly with McTyeire Street 200 feet to a point 11-1/10 feet west of the original southwest corner of lot No. 141 and southeast corner of lot No. 142, thence northwardly parallel with the west line of the lot formerly owned by Mrs. Rodes 344 feet to a point on the Hillsboro turnpike, or Broad Street, extended 200 feet from Mrs. Rodes corner on said road to be measured on a line parallel with McTyeire Street being 7-6/10 feet westward of the original corner of lots Nos. 141 and 142 on said pike, thence eastwardly with said turnpike road 208-4/10 feet to Mrs.

Rodes corner, and thence southwardly with her west line 382-7/10 feet to the beginning, containing 1.67 acres.

Being the same property conveyed to Mrs. Susie Orr Dillon, wife of W. W. Dillon, of record in Book 401, page 454, Register's Office for Davidson County, Tennessee. Susie Orr Dillon died testate and by her will which was probated on August 27, 1963, in Will Book 79, page 244, in the Probate Court of Davidson County, Tennessee, Probate No. 45251, she devised the property in equal shares to her daughters, Roberta Dillon Lyne and Martha Ann Dillon. Martha Ann Dillon having died testate and by her will which was probated in Will Book 234, page 481, in the Probate Court for Davidson County, Tennessee, she devised the property in equal shares to her nephews, William Wesley Dillon III, Smith Tenison Dillon and Maxwell George Horkins, Jr.

This is improved property, known as 1715 Broadway, Nashville, Tennessee.

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

Jo Ann Horkins, spouse of Maxwell G. Horkins, Jr., joins in this conveyance to quitclaim any interest she may have by virtue of her marriage to Maxwell G. Horkins, Jr.

Witness our hands this 22ND day of March, 2001.

Maxwell G. Horkins
MAXWELL G. HORKINS, JR.

Jo Ann Horkins
JO ANN HORKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Helen P. Rocha, a Notary Public of said County and State, MAXWELL G. HORKINS, JR. and JO ANN HORKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22ND day of March, 2001.

Helen P. Rocha
Notary Public

My Commission Expires: My Commission Expires NOV 24, 2001