Davidson County DEEDQC
Recvd: 05/04/01 15:17 5pgs
Fees:23.00 Taxes:43.61
20010504-0046401

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (CBR)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Fesmire Properties, LLC
One Union Street
Nashville, Tennessee 37219
Attn: Robert C. Fesmire

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 93-02-4
Parcel 040

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, **CHARLES E. COOKE, SUSAN H. COOKE, ROBERT CLARK FESMIRE** and **SHERI P. FESMIRE** (collectively, "Grantor"), do hereby quitclaim and convey unto **FESMIRE PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This conveyance of the property herein is made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature page attached hereto)

RCF

IN WITNESS WHEREOF, Grantor has caused this ~~Special Warranty~~ Quitclaim Deed to be executed as of this 1st day of May, 2001.

CHARLES E. COOKE

ROBERT CLARK FESMIRE

SUSAN H. COOKE

~~SHERRY~~ SHERI P. FESMIRE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named CHARLES E. COOKE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3rd day of May, 2001.

Notary Public
My Commission Expires: 7-27-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named SUSAN H. COOKE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3rd day of May, 2001.

Notary Public
My Commission Expires: 7-27-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named ROBERT CLARK FESMIRE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

4th WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this ____ day of May, 2001.

Linda J. Boggess
Notary Public
My Commission Expires: 5-26-04

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named SHERI P. FESMIRE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

4th WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this ____ day of May, 2001.

Linda J. Boggess
Notary Public
My Commission Expires: 5-26-04

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 11,785.74.

Robert C. Fesmire
AFFIANT

Subscribed and sworn to before me this 4th day of May, 2001.

Linda J. Boggess
Notary Public
My Commission Expires: 5-26-04

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

164605.2 / 1902-345

EXHIBIT A

Legal Description

Being a certain tract of land lying in the 19th Councilmanic District of Davidson County, Nashville, Tennessee, said tract being further described according to a survey by R.L. Montoya Land Surveying, Inc., Registered Surveyor Number 697, dated May 8th, 2000, as follows:

BEGINNING at a PK nail (old) at the building corner, at the intersection of the south margin of Union Street and the west margin of First Avenue, thence; along the west margin of First Avenue, South 26 degrees 58 minutes 47 seconds East, 51.07 feet, to a point, said point falling at the intersection of the west margin of First Avenue and the center of the now closed Brandon Street, (see Metro Council Ordinance Number 082-1107), thence; continuing along the aforementioned Brandon Street, South 62 degrees 56 minutes 07 seconds West, 115.44 feet, to a point, thence; severing a building, North 27 degrees 17 minutes 23 seconds West, 50.48 feet, to a point falling on the south margin of Union Street, said point also falling on the north wall line of the building on the herein described parcel, thence; with said margin and wall line, North 62 degrees 38 minutes 38 seconds East, 115.71 feet, to the point of beginning, containing 5,867.95 square feet and/or 0.13 acres more or less.

Being the same property conveyed to Robert Clark Fesmire and Charles E. Cooke, both married, by deed from Hans-Ullrich Loeer and wife, Eva Loeer, of record as Instrument No. 200006150059710, Register's Office for Davidison County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Construction Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated June 14, 2000, of record as Instrument No. 200006150059711, Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Construction Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing of record as Instrument No. 20010504-0046402, in said Register's Office.

2. Davidson County taxes for the year 2001 are a lien but not yet due and payable.

3. All matters appearing on survey by R. L. Montoya dated May 8, 2000.

4. Restrictive covenants contained in instrument of record in Book 6135, Page 582, said Register's Office.

5. Amendment of the official street and alley acceptance and maintenance map for the Metropolitan Government of Nashville and Davidson County, by closing, vacating and abandoning that portion of Brandon Street between First Avenue North and Second Avenue North, referenced by Bill No. 082-1107. The conveyance of the closed Brandon Street to the adjacent property owners, referenced by Bill No. 843.