Prepared by:
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Davidson County DEEDQC
Recvd: 12/27/01 16:25 3pgs
Fees:17.00 Taxes:0.00
20011227-0142852

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Straus Family Limited Partnership, LP **c/o 5929 Sedberry Road** **Nashville, TN 37205**	**Straus Family Limited Partnership, LP** **c/o 5929 Sedberry Road** **Nashville, TN 37205**	**Map-070-16-0** **Parcel-027.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, James M. Straus and wife, Elise Straus (hereinafter referred to as "Grantors"), by these presents, do hereby quitclaim and convey unto the Straus Family Limited Partnership, LP, a Tennessee limited partnership (hereinafter referred to as "Grantee"), its successors and assigns, all right, title, and interest in and to the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7E in the Plan of the Resubdivision of Part of Block "G" Section 1, MetroCenter, of record in Plat Book 8250, page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors herein by Special Warranty Deed dated April 11, 1991, from MetroCenter Holdings, Inc., a Tennessee corporation, of record in Book 8328, page 630 in the Register's Offices in Davidson County, Tennessee.

This property is conveyed expressly subject to the following:

1. 2001 real property taxes, a lien, but not yet due and payable;

2. Restrictive covenants of record in Book 5242, page 389; Book 5225, pages 112 and 120; in Book 4829, page 722, made applicable by Book 5026, page 783, and amended in Book 5035, page 967; and Book 7487, page 952, said Register's Office;

3. Master Deed and By-Laws of record in Book 5026, page 783, as amended in Book 5035, page 967, said Register's Office;

4. All matters shown on the plan of record in Book 8250, page 1, said Register's Office; and

5. The Declaration of Special Covenants and Restrictions of record in Book 8328, page 632, said Register's Office.

This is improved property known as 231 Venture Circle, Nashville, Tennessee 37228.

The legal description stated above has been taken from the prior Special Warranty Deed conveying the interest in said property to Grantors. This transfer is by quitclaim and Grantors make no warranties about the title.

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

WITNESS OUR HANDS this 21st day of December, 2001.

James M. Straus, Grantor

Elise Straus, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Joan G. Conroy, a Notary Public of this County, **James M. Straus**, the within named 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, at office, this 21st day of December, 2001.

Notary Public
My Commission Expires: 11/26/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Joan G Conroy, a Notary Public of this County, **Elise Straus**, the within named 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, at office, this 21st day of December, 200 1.

Joan G Conroy
Notary Public
My Commission Expires: 11/26/05

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

STRAUS FAMILY LIMITED PARTNERSHIP, LP, Grantee

By: E. Straus
James M. Straus, Co-General Partner

Sworn and subscribed to before me this 21st day of December, 200 1.

My Commission Expires: 11/26/05

Joan G Conroy
Notary Public