This Instrument Was Prepared By:
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Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

Davidson County DEEDQC
Recvd: 01/07/02 12:48 5pgs
Fees:27.00 Taxes:0.00
20020107-0002154

Address New Owner And Send Tax Bills To:

424 Realty Partners
c/o Youree Financial
P.O. Box 1247
Brentwood, TN 37024

Map and Parcel Number(s):

93-14-468
93-14-471
93-14-594

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, and in connection with the formation of a partnership, **CHARLES YOUREE, JR.**, and **LINDA YOUREE HUDSON** (hereinafter collectively referred to as the "Grantors") have bargained and sold, and by these presents do quitclaim and convey unto **424 REALTY PARTNERS,** a Tennessee general partnership (hereinafter referred to as the "Grantee"), all right, title and interest of the Grantors in and to certain real property situated in Davidson County, Tennessee (hereinafter referred to as the "Property"), which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference.

The Property is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the Property.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

Donald C. Hudson, the husband of Linda Hudson Youree, hereby joins in this deed for the sole purpose of conveying any marital rights he may have in and to the Property.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 4th day of January, 2002.

Charles Youree, Jr.

Linda Youree Hudson

Donald C. Hudson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2002.

Notary Public At Large

My Commission Expires: February 20, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chuck Youree, Jr., 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 seal, this 4th day of January, 2002.

Kimberly H. Waymon
Notary Public At Large

My Commission Expires: February 20, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Youree Hudson, 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 seal, this 4th day of January, 2002.

Kimberly H. Waymon
Notary Public At Large

My Commission Expires: February 20, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald C. Hudson, 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 seal, this 4th day of January, 2002.

Kimberly H. Waymon
Notary Public At Large

My Commission Expires: February 20, 2005

Exhibit A

Legal Description

Tract One

Being the northerly part of Lot No. 74 and all of Lots Nos. 75, 76 and 77 on the Plan of Barrow Grove Addition to South Nashville, as of record in Book S, Page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Elm Street and 5th Avenue South, formerly Summer Street; thence with the easterly margin of 5th Avenue South, southwardly 250 feet, more or less, to the northwest corner of the property conveyed to George G. Corbitt by deed from Bessie Beaver of record in Book 454, Page 654, said Register's Office; thence with said Corbitt's northerly line eastwardly 106 feet more or less to his northeast corner, continuing in the same direction 70 feet more or less, in all 176 feet more or less, to the westerly margin of an alley; thence with said alley northwardly 250 feet, more or less to the southerly margin of Elm Street; thence with the same westwardly 176 feet, more or less to the beginning.

Excluded however from the foregoing description is the following:

> A certain tract or parcel of land in Davidson County, Tennessee, and being Lot No. 74 on the Plan of Barrow Grove Subdivision, of record in Book S, Page 279, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Howard Youree to James B. Evans by quitclaim deed, of record in Book 2603, Page 253, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Howard Youree by deed from Vanderbilt University, of record in Book 1300, Page 430, Register's Office for Davidson County, Tennessee, Howard Youree having died and devised the property to Arree Finley Youree by will of record in Will Book 111, Page 290, Davidson County Probate Clerk's Office, and Arree Finley Youree having died and devised the property to Charles Youree, Jr., and Linda Youree Hudson by will of record in Will Book 165, Page 639, Davidson County Probate Clerk's Office.

This is improved property known as 424 Lafayette Street, Nashville, Tennessee 37203.

Tract Two

Being a part of Lot No. 43 on the plan of Barrow Grove, as of record in Book "S", Pages 279, 319, 612 and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 30 feet south of the southeast corner of the property conveyed to Hooper Jones by deed from Leon Gilbert, of record in Book 1085, Page 633, Register's Office for Davidson County, Tennessee; thence westwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more or less, to the westerly margin of 4th Avenue South; thence with the westerly margin of same, northwardly 30 feet to the point of beginning.

Being the same property conveyed to Howard Youree by deed from W.W. Jones and wife, Thelma R. Jones, of record in Book 1580, Page 443, Register's Office for Davidson County, Tennessee, Howard Youree having died and devised the property to Arree Finley Youree by will of record in Will Book 111, Page 290, Davidson County Probate Clerk's Office, and Arree Finley Youree having died and devised the property to Charles Youree, Jr., and Linda Youree Hudson by will of record in Will Book 165, Page 639, Davidson County Probate Clerk's Office.

This is improved property known as 705 4th Avenue South, Nashville, Tennessee 37210.