This instrument was prepared by Patricia R. Young, Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, Tennessee, 37027

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Maria Magdolna Schneberger Sebastian Schneberger Susanne Schneberger c/o Hold-Thyssen, Inc. 2323 21st Avenue South Suite 202 Nashville. TN 37212	SAME	92-16-361 92-16-362 92-16-366 92-16-367 92-16-373

State of Tennessee)
County of Williamson) The actual considerati is $0.00.

Personally appeared before m February 2002.

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF Feb 2002.

Deputy Register

Notary Public

y of

Patricia R. Young, the duly appointed Personal Representative of the Estate of Hans E. Schneberger, deceased (the "Estate"), the Grantor (a certified copy of her Letters Testamentary being attached hereto as **Exhibit A**), which Estate is administered in the Probate Court for Davidson County, Tennessee, under Rule No. 99P-389, and in connection with the distribution of the Estate of the decedent pursuant to the decedent's Will, which was the subject of an ancillary probate in Davidson County, Tennessee, hereby releases, remises forever and quitclaims unto the following Grantees, as tenants in common, all of the right, title and interest of the decedent and the Estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly in **Exhibit B**:

Maria Magdolna Schenberger, a fifty (50%) percent interest;
Sebastian Schneberger, a twenty-five (25%) percent interest; and
Susanne Schneberger, a twenty-five (25%) percent interest

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: **49 Music Square West, Nashville, Tennessee.**

Davidson County DEEDQC
Recvd: 02/04/02 15:51 6pgs
Fees:32.00 Taxes:0.00

20020204-0015375

IN WITNESS WHEREOF, I have hereunto set my hand on this 1st day of February 2002.

PATRICIA R. YOUNG, Personal Representative of the Estate of Hans E. Schneberger, GRANTOR

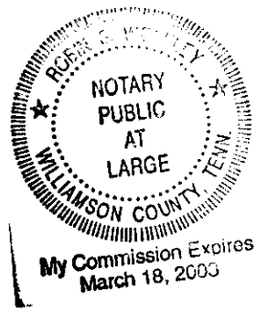
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, Patricia R. Young, Personal Representative of the Estate of Hans E. Schneberger, deceased, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 1st day of February 2002.

NOTARY PUBLIC

My commission expires:
3/18/2003



SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

99P389

To PATRICIA R. YOUNG :

It appearing to the Court that HANS SCHNEBERGER has died leaving a written will, in which you are appointed Executor, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said PATRICIA R. YOUNG to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this April 9, 1999 and 223rd year of American Independence.

Richard R. Rooker, Clerk

Anita Riggan D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Executor of the last will and testament of HANS SCHNEBERGER lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Sworn to and subscribed to before me April 9, 1999 .

Richard R. Rooker, Clerk

_____ D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to
PATRICIA R. YOUNG, Executor
of the estate of HANS SCHNEBERGER deceased, and I do further certify that PATRICIA R. YOUNG is still acting Executor of the estate of HANS SCHNEBERGER, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 9th day of April, 1999.

Richard R. Rooker, Clerk

Anita Riggan D.C.

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN THE ESTATE OF:

Hans Schneberger, No. 99P-389

Deceased.

OATH OF PERSONAL REPRESENTATIVE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, Patricia R. Young, do hereby solemnly swear or affirm that I will honestly and faithfully perform the duties as Personal Representative in the above referenced estate to the best of my ability and knowledge,

SO HELP ME GOD.

Signature of Affiant: _____

Address of Affiant: 611 Commerce Street, Ste 2600
Nashville, TN 37203
615 256 8787

Sworn to and subscribed to, before me, this 26th day of March, 19 99.

_____
Notary Public / Deputy Clerk

My commission expires: _____

EXHIBIT B

Tract #1

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 91, and all of Lots 92 and 93 as shown on O.B. Hayes First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1, Page 69 and also including a section of the former R.O.W. of Music Square West which was abandoned by Metropolitan Government Council Ordinance Number 77-577 and all described together as one tract by a survey prepared by Barry Greer and Associates, dated November 25, 1986 as follows:

Beginning at a chiseled cross set in a concrete sidewalk, said cross marking the intersection of the South R.O.W. of South Street with the East R.O.W. of Metropolitan Government alley Number 442 and being the Northwest Corner of said Lot 91, and proceeding as follows:

With said R.O.W. of South Street, said R.O.W. being the North boundary of the remnant of Lot 91, South 84°, 59' 47" East, a distance of 148.45' to the beginning of a curve in the back of the sidewalk;

Thence, with a non-tangent curve to the right having a radius of 15.15' an arc distance of 14.65' to the end of said curve in said sidewalk (said curve having a chord bearing South 21°, 25', 8" East for a distance of 14.09');

Thence, with the R.O.W. of Music Square West as presently marked by the back of a concrete sidewalk, South 6°, 16', 56" West, a distance of 137.39' to a point;

Thence, leaving said R.O.W, North 84°, 59', 47" West, passing a concrete monument marking the original Southeast corner of Lot 93 at 5.00', and continuing along the South boundary of Lot 93, a total distance of 156.00' to a railroad spike set in the East R.O.W. of said alley;

Thence with said R.O.W. of said alley, North 6°, 16', 56" East, a distance of 50.00' to a point;

Thence, South 84°, 59', 47" East, a distance of 1.00' to a point;

Thence continuing along said Alley R.O.W., the same being the West boundary of Lots 91 and 92, North 6°, 16', 56" East, a distance of 100.00' to the beginning and containing 23,271 square feet, more or less.

Tract#2

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Lots 107, 108, 109, 110, 111, and 112 as shown on O.B. Hayes First Plan of Small Lots as of record in Davidson County Chancery Court Plan Book 1, Page 69 and more particularly described according to a survey by Barry Greer and Associates dated November 25, 1986 as follows:

Beginning at a "P-K" nail set at the intersection of the South R.O.W. of South Street with the East R.O.W. of 18th Avenue South, being the Northwest corner of said Lot 112, and proceeding as follows:

With said R.O.W. of South Street, the same being the North boundary of said Lot 112, South 84°, 59', 47" East, a distance of 151.00' to a "P-K" nail set at the intersection of said R.O.W. of South Street with the West R.O.W. of Metropolitan Government Alley Number 442;

Thence, with said R.O.W. of said alley, South 6°, 29', 36" West, a distance of 50.00' to a point;

Thence, continuing with said alley, North 84°, 59', 47" West, a distance of 1.00' to a point, being the Northeast corner of said Lot 111;

Thence, continuing with said alley, and along the East boundary of said Lots 111, 110, 109, 108, and 107, South 6°, 29', 36" West, a distance of 250.00' to a "P-K" nail, being the Southeast corner of said Lot 107;

Thence, with the South boundary of Lot 107, North 84°, 59', 47" West, a distance of 150.00' to a metal fence post set in said R.O.W. of 18th Avenue South;

Thence, with said R.O.W. of 18th Avenue South, North 6°, 29', 36" East, a distance of 300.00' to the beginning and containing 45,034 square feet, more or less.

Being the same property conveyed to Hans E. Schneberger from TennSouth Properties, Ltd., a Tennessee limited partnership by deed of record in Book 7459, page 490, Register's Office of Davidson County, Tennessee