Box # 33

Davidson County DEEDQC
Recvd: 02/20/02 13:39 4pgs
Fees:22.00 Taxes:0.00
20020220-0021685

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman & Caldwell
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, TN 37201

FROM: **Partners on the Row, L.L.C.** (GRANTOR)

TO: **M. Michael Nixon** and **Dan W. Evins** (GRANTEES)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
M. Michael Nixon, et al. 638 Timber Lane Nashville, TN 37215	SAME	Map 93-13, Parcel 61

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the dissolution and liquidation of Partners on the Row, L.L.C., and no monetary consideration, **Partners on the Row, L.L.C.**, a Tennessee limited liability company, ("GANTOR"), by these presents does hereby quitclaim unto its members, **M. Michael Nixon** and **Dan W. Evins, ("GRANTEES")** as equal tenants in common, their heirs and assigns, its entire interest in and to the following described tract(s) of land:

SEE EXHIBIT "A"ATTACHED HERETO

This is improved property known as 10 Music Circle East, Nashville, Tennessee 37203.

AND GRANTOR does hereby quitclaim unto GRANTEES, their heirs and assigns, all its interest in the property described above to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

EXECUTED this 31st day of DECEMBER, 2001 the corporate party by its duly authorized officer.

GRANTOR:

Partners on the Row, L.L.C.

By: M. Michael Nixon

M. Michael Nixon, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Nancy D. Claiborne, a Notary Public in and for said State and County duly commissioned and qualified, **M. Michael Nixon,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Partners on the Row, L.L.C., a Tennessee limited liability company, being authorized to execute this instrument on behalf of the said limited liability company.

WITNESS my hand, at office, this 31st day of DECEMBER, 2001.

Nancy D. Claiborne
Notary Public

My Commission Expires: Jan 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ NONE.

M. Michael Nixon
AFFIANT

Sworn to and subscribed before me, this 31st day of DEC., 2001

Nancy D. Claiborne
NOTARY PUBLIC

My Commission Expires: Jan 28 2006

EXHIBIT "A"

Tract I

Beginning at an iron rod situated in the southerly margin of Music Circle East, said point being the northwest corner of the IMS property of record in Book 9076, Page 947, Register's Office of Davidson County, Tennessee;

Thence, leaving said road, S 27° 18' 00" E, a distance of 164.50 feet to an iron rod situated in the northerly margin of Alley 233;

Thence, along said Alley, S 62° 36' 00" W, a distance of 170.01 feet to an iron rod;

Thence, along said Alley, along a curve to the left, having a central angle of 53° 53' 35", a radius of 35.00 feet, a tangent of 17.79 feet, a length of 32.92 feet and having a chord which bears S 35° 13' 56" W, a distance of 31.72 feet to an iron rod;

Thence, along said Alley, along a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, a tangent of 20.00 feet, a length of 31.42 feet, and having a chord which bears S 53° 14' 00" W, a distance of 28.28 feet to an iron rod situated in the northerly margin of Division Street;

Thence, along said road, N 81° 46' 00" W, a distance of 92.87 feet to an iron rod;

Thence, leaving said road, N 27° 18' 00" W, a distance of 129.58 feet to an iron rod situated in the southerly margin of Music Circle East;

Thence, along said road, N 62° 36' 00" E, a distance of 301.63 feet to the point of beginning and containing 49,732.63 square feet or 1.138 acres of land more or less.

Being the same property conveyed to GRANTOR by Warranty Deed from Eimar Realty Corporation of record in Book 10910, Page 934 in the Register's Office for Davidson County, Tennessee.

Tract II

Beginning at an iron rod situated in the southerly margin of Music Circle East, said point being S 62° 36' 00" W, a distance of 100.02 feet from the northwest corner of the IMS property of record in Book 9076, Page 947, Register's Office for Davidson County, Tennessee;

Thence, S 62° 36' 00" W, a distance of 50.00 feet to an iron rod;

Thence, along said road, N 27° 18' 00" W, a distance of 10.50 feet to an iron rod;

Thence, along said road, N 62° 36' 00" E, a distance of 50.00 feet to an iron rod;

Thence, along said road, S 27° 18' 00" E a distance of 10.50 feet to the point of beginning, containing 525 square feet or 0.012 acres of land more or less.

Being the same property conveyed to GRANTOR by Quitclaim Deed from Eimar Realty Corporation of record in Book 10910, Page 939 in the Register's Office for Davidson County, Tennessee.

The above descriptions are identical to that contained in the prior deeds of record on this property.