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: 04/11/02 14:43 5pgs
Fees:27.00 Taxes:0.00
20020411-0045174

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

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.

Register's Office for Davidson County, Tennessee; thence along Vineyard's north line easterly 165 feet to the west margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the point of beginning.

Being the same property conveyed to Howard Youree by deed from John B. Cobb, Clerk, and I.C. Finley, of record in Book 1756, Page 162, 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 37203.

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 10th day of April, 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 10th day of April, 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 10th day of April, 2002.

Kimberly H. Wayman
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 10th day of April, 2002.

Kimberly H. Wayman
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 10th day of April, 2002.

Kimberly H. Wayman
Notary Public At Large

My Commission Expires: February 20, 2005

Exhibit A

Legal Description

Tract 1

Being the southerly 24 feet of Lot No. 42 and the northerly 6 feet of Lot No. 43 in Barrow's Grove Plan of Lots, as of record in Book "S", Pages 279, 319, 612 and 697, Register's Office for Davidson County, Tennessee. Said southerly part of Lot No. 42 and northerly part of Lot No. 43 together front 30 feet on the westerly side of Fourth Avenue, South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Howard Youree by deed from Thomas Wilson Vineyard, of record in Book 1553, Page 527, 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.

Tract 2

Being a lot in the Barrow Grove Addition to South Nashville, and described as follows: Beginning in the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 31 feet southwardly from Elm Street, and running southwardly with 4th Avenue South 40 feet more or less to Petit's Northeast corner; thence at right angles to said street westwardly 165 feet to an alley; thence northwardly with the eastern margin of said alley 40 feet more or less to Whorley's southwest corner; thence eastwardly with Whorley's south boundary line 165 feet to the beginning.

Being the same property conveyed to Howard Youree by deed from Thomas Wilson Vineyard, of record in Book 1553, Page 527, 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.

Tract 3

Being a part of Lots Nos. 41 and 42 on the Map of Barrow Grove, of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of 4th Avenue South, 70 feet more of less south of the southerly margin of Elm Street, being the southeast corner of the property conveyed to O.F. Kelting by deed from Minnie S. Platz et al., of record in Book 1283, Page 272, Register's Office for Davidson County, Tennessee; thence along Kelting's south line westwardly 165 feet to the easterly margin of an alley; thence with margin of the same southerly 42 feet to the northwest corner of the property conveyed to Thomas Wilson Vineyard by deed of record in Book 1315, Page 112,

Register's Office for Davidson County, Tennessee; thence along Vineyard's north line easterly 165 feet to the west margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the point of beginning.

Being the same property conveyed to Howard Youree by deed from John B. Cobb, Clerk, and I.C. Finley, of record in Book 1756, Page 162, 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 37203.