File Box 42

Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20021227-0160066

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 West End Avenue, Suite 1150
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
EIGHTEENTH AVENUE PROPERTIES, LLC 124 12th Avenue, South Suite 610 Nashville, TN 37203	Same	Map 104-8 Parcel: 422

FOR NO MONETARY CONSIDERATION, but in accordance with an existing agreement between the parties, AB 1, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto EIGHTEENTH AVENUE PROPERTIES, LLC, a Tennessee limited liability company, its successors and assigns forever ("Grantee") all of Grantor's right, title and interest in and to certain real property (the "Property") in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 1416 18th Avenue, South, Nashville, Tennessee 37212.

The Property is conveyed subject to taxes, easements, restrictions, limitations, and encumbrances as may affect the same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

William J. Barkley
AFFIANT

SUBSCRIBED and sworn to before me this 23rd day of December, 2002.

Notary Public at Large

NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 7, 2004

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 23rd day of December, 2002.

AB 1, LLC

BY: William Cy Barkley
William Cy Barkley,
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, William Cy Barkley, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of AB 1, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 23rd day of December, 2002.

Van P. East, III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 18 2004

EXHIBIT "A"

BEING Lot 3 of the BMG Music Complex Plat of record in Book 9700, Page 833, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

BEING a portion of the property conveyed to AB 1, LLC, by deeds of record in Book 10587, Pages 225 and 252, Register's Office for Davidson County, Tennessee, Book 10536, Pages 937 and 942, said Register's Office, and by the closing of a portion of an unnumbered alley 15 feet in width by Metropolitan Nashville and Davidson County, Tennessee, Council Bill 097-789.