Davidson County DEEDQC
Recvd: 02/13/03 15:41 3pgs
Fees:17.00 Taxes:0.00
20030213-0020036

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ 1.00.

Affiant

Subscribed and sworn to before me on this 30th day of Dec., 2002.

Notary Public

My Commission Expires: 1/25/04

BOX 9B

This Instrument Was Prepared By:

Colbert & Winstead, PC
1812 Broadway
Nashville, TN 37203

| Address New Owners As Follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Fiddler's Inn, Inc.<br>2607 Crump Drive<br>Nashville, Tennessee 37214 | Fiddler's Inn, Inc.<br>2607 Crump Drive<br>Nashville, Tennessee 37214 | Map 62<br>Parcel 233 |

## QUITCLAIM DEED

For and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, N.B.H. Incorporated, hereinafter called the Grantor, does quitclaim unto Fiddler's Inn, Inc., hereinafter called the Grantee, its successors and assigns all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property, referred to as the "Scoreboard Grill" property in the Fiddler's Corner, Section One, Plat Book 9700, Page 761, Register of Deeds, Davidson County, as dated October 2, 1997, and revised on August 13, 1998.

Being a portion of the same property conveyed to N.B.H. Incorporated, a Tennessee corporation, by deed from Fiddler's Inn, Inc., a Tennessee corporation, of record in Book 10634, Page 866, Register's Office for Davidson County, Tennessee, and also being the same property referred to as the "Sports Restaurant" in that certain Purchase Option Agreement dated October 3, 1997, between N.B.H., Incorporated and Fiddler's Inn, Inc.

A purpose of this deed is to convey all title to Lot 1 of Plat Book 9700, Page 761 to Fiddler's Inn, Inc.

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

WITNESS my hand this 30 day of December, 2002.

Grantor:
N.B.H. Incorporated

By: _____

Title: _____

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Walker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the Grantor and duly authorized by Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, this 30th day of December, 2002.

Kathleen Patti Snow
Notary Public

My Commission expires: 1-25-06

KATHLEEN PATTI SNOW NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

## EXHIBIT A

BEING a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of McGavock Pike and Music Valley Drive, being a portion of Lot No. 6 as shown on Plan of Fiddler's Corner, Section One, of record in Plat Book 7900, Page 731, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point at the common southerly corner of Lots 1 and 6, said point being N06°55'17"E, 219.62 feet and N82°54'44"W, 100.06 feet from the most southwesterly corner of Lot No. 6 at the northerly margin of McGavock Pike;

THENCE, with the line between Lots 1 and 6 N07°04'36"E, 140.00 feet to a point;
THENCE, S82°51'58"E, 49.07 feet to a point;
THENCE, leaving Lot No. 1 and severing Lot No. 6,
S07°15'10"W, 21.87 feet to a point;
THENCE, S81°20'36"E, 8.25 feet to a point;
THENCE, S07°33'17"W, 57.80 feet to a point;
THENCE, S82°35'44"E, 8.49 feet to a point;
THENCE, S08°53'13"W, 27.92 feet to a point;
THENCE, S81°18'17"E, 35.62 feet to a point;
THENCE, S06°55'17"W, 31.11 feet to a point;
THENCE with Lot No. 5, N82°54'44"W, 100.06 feet to the point of beginning, containing 9385 square feet or 0.22 acres, more or less.

Being a portion of Lot 1 as shown on Resubdivision Lot Nos. 6 & 1, Plan of Fiddler's Corner, Section One, of record in Plat Book 9700, page 761 in the Davidson County Register of Deeds.

Being a portion of the same property conveyed to N.B.H. Incorporated by General Warranty Deed recorded at Book 10634, page 866 in the Davidson County Register of Deeds.