This Instrument Prepared By:
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Suite 1000, 211 Commerce Street
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PICK-UP

Davidson County DEEDQC
Recvd: 04/14/03 15:06 4pgs
Fees:22.00 Taxes:0.00
20030414-0049508

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Hand Partnership, L.P.	Same	93-6-4/24
c/o Ray Hand		93-6-4/25
310 Radford Place		93-6-4/29
Knoxville, Tennessee 37917		

For and in consideration of the sum of $10.00 cash in hand paid, **Service Realty Company, Inc.**, a Tennessee corporation, hereinafter the Grantor, does hereby quitclaim and convey unto, **Hand Partnership, L.P.**, a Tennessee limited partnership, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is improved property known as 309 and 311 Broadway and 111 Third Avenue South, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 17th day of March 2003.

GRANTOR:

Service Realty Company, Inc., a Tennessee corporation

By: _____
Raymond Zimmerman

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Raymond Zimmerman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be President of Service Realty Company, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 17th day of March, 2003.

_____
Notary Public

My Commission Expires: 5/30/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 -.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of November, 2003.

_____
Notary Public

My Commission Expires: 5/30/04

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a nail set in the Southerly right-of-way line of Broadway being 130.83 feet West of the Westerly right-of-way line of 3rd Avenue South, at a corner common with Furniture Center Parking Lot of Record in Deed Book 4776, Page 274 in the Register's Office for Davidson County, Tennessee;

Thence with the Southerly right-of-way line of Broadway, North 62 deg. 13 min. 19 sec. East, 49.66 feet to a corner common with the property of Raymond Zimmerman Charitable Lead Trust of Record in Deed Book 11702, Page 261 in the Register's Office for Davidson County, Tennessee;

Thence leaving the Southerly right-of-way line of Broadway with the property line of Raymond Zimmerman Charitable Lead Trust for the following two calls;

South 27 deg. 19 min. 40 sec. East, 105.47 feet to a point;

North 62 deg. 29 min. 15 sec. East 81.17 feet to a point in the Southerly right-of-way line of 3rd Avenue South, 49.5 feet in width;

Thence with the Westerly right-of-way line of 3rd Avenue South, South 27 deg. 19 min. 40 sec. East, 34.58 feet to a nail set at a corner common with John D. Buffington et ux, et al, of Record in Deed Book 8123, Page 781, in the Register's Office for Davidson County, Tennessee;

Thence leaving the Westerly right-of-way line of 3rd Avenue South with a building seam and the Northerly property line of John D. Buffington et ux, et al, South 62 deg. 29 min. 15 sec. West, 106.00 feet to an iron rod set;

Thence with the Westerly property line of John D. Buffington et ux, et al, South 27 deg. 19 min. 40 sec. East 24.77 feet to an iron rod set;

Thence with the Northerly property line of John D. Buffington et ux, et al, South 62 deg. 13 min. 19 sec. West 24.83 feet to an iron rod set in the Easterly property line of Furniture Center Parking Lot, Inc., of record in Deed Book 4776, page 274, in the Register's Office for Davidson County, Tennessee;

(continued on next page)

Thence with the Easterly property line of Furniture Center Parking Lot, Inc., North 27 deg. 19 min. 40 sec. West, 164.70 feet to the point of beginning, containing 10,372 square feet or 0.238 acres more or less, as shown by survey made by Cherry Land Surveying, R. Scott Cherry, Registered Land Surveyor, Tennessee License No. 1512, 622 West Iris, Nashville, Tennessee 37204, dated March 11, 2003, last revised March 14, 2003, bearing Job No. 02350 BB.

The above described property also includes all improvements located thereon, and Grantor expressly quitclaims and conveys to Grantee any portion of said improvements located or encroaching onto adjoining parcels.

Being the same property conveyed to Service Realty Company, Inc., a Tennessee corporation, by Warranty Deed of record in Book 3909, page 944, Register's Office for Davidson County, Tennessee.