PICK-UP

This Instrument Prepared By:
Steven E. Cox, Jr., Esq.
Baker, Donelson, Bearman & Caldwell, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 04/14/03 15:09 3pgs
Fees:17.00 Taxes:0.00
20030414-0049510

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Hand Partnership, L.P. c/o Ray Hand 310 Radford Place Knoxville, Tennessee 37917	Same	93-6-4/26 93-6-4/28

For and in consideration of the sum of $10.00 cash in hand paid, **James Ron Mills, Trustee of the Raymond Zimmerman Charitable Lead Trust dated June 10, 1987**, hereinafter the Grantor, does hereby quitclaim and convey unto, **Hand Partnership, L.P.**, a Tennessee limited partnership, all of his 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 305 Broadway and 105 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 his hand this 17th day of March 2003.

GRANTOR:

Raymond Zimmerman Charitable Lead Trust
dated June 10, 1987

By: _____
James Ron Mills, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **James Ron Mills, Trustee of the Raymond Zimmerman Charitable Lead Trust dated June 10, 1987**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within named instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: November 25, 2005

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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

_____
Affiant

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

_____
Notary Public

My Commission Expires: November 25, 2005

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 41.00 feet West of the Westerly right-of-way line of 3rd Avenue South, at a corner common with the property of James A. Crossman of Record in Deed Book 11527, Page 855 in the Register's Office for Davidson County Tennessee;

Thence leaving the Southerly right-of-way line of Broadway with a building seam and the property of said James A. Crossman for the following two calls:

South 27 deg. 19 min. 40 sec. East 52.02 feet to a point;

North 62 deg. 13 min. 19 sec. East, 41.00 feet to a nail set in the Westerly right-of-way line of 3rd Avenue South, 49.5 feet in width;

Thence with the westerly right-of-way line of said 3rd Avenue South, South 27 deg. 19 min. 40 sec. East, 53.82 feet to a corner common with the property of Service Realty Co., Inc. of Record in Deed Book 3909, Page 944 in the Register's Office for Davidson County, Tennessee;

Thence leaving the Westerly right-of-way line of 3rd Avenue South with the Northerly property line of said Service Realty Co., Inc. South 62 deg. 29 min. 15 sec. West, 81.17 feet to a corner common with Service Realty Co., Inc.;

Thence with the easterly property line of Service Realty Co., Inc. North 27 deg. 19 min. 40 sec. West, 105.47 feet to a corner common with Service Realty Co., Inc. in the Southerly right-of-way line of Broadway;

Thence with the Southerly right-of-way line of Broadway, North 62 deg. 13 min. 19 sec. East, 40.17 feet to the point of beginning, containing 6,443 square feet or 0.148 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 Raymond Zimmerman Charitable Lead Trust by deed of record in Book 11702, Page 261, Register's Office for Davidson County, Tennessee.