This Instrument Was Prepared By:
Nancy Wood Stabell, Esq.
Frost Brown Todd LLC
424 Church Street, Ste. 1600
Nashville, TN 37219

The maximum principal indebtedness for Tennessee recording tax purposes is
0

| Name and Address of New Owner | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No. |
|---|---|---|
| Hastings Holdings, LLC | Same | 93-64/32 and 33 |
| 101 The Commons Dr. | | |
| Nashville, TN 37215 | | |

Davidson County DEEDQC
Recvd: 06/20/03 14:33 4pgs
Fees:22.00 Taxes:0.00

20030620-0085765

**QUITCLAIM DEED**

THIS INSTRUMENT, made and entered into this 20th day of June, 2003, by and between James O. Hastings, Jr. and wife Jeannie R. Hastings ("Grantors") and Hastings Holdings, LLC ("Grantee");

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantors' right, title and interest in and to the real estate described in Exhibit A and having an address of 127 Third Avenue South, Nashville, TN:

The above-described property is improved property.

Source of Grantors' equitable interest is a General Warranty Deed recorded at Instrument No. 20020829 - 0104924, Register's Office of Davidson County, Tennessee .

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTORS:

James O. Hastings, Jr.

Jeannie R. Hastings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kimberley Burley, of the State and County aforesaid, personally appeared James O. Hastings, Jr. and wife Jeannie R. Hastings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Grantors, the within named bargainors, and that they as such Grantors, executed the foregoing instrument for their purpose therein contained, by signing her names as the Grantors.

WITNESS my hand and seal, this 20th day of June, 2003.

Kimberley Burley
NOTARY PUBLIC

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

James O. Hastings Jr. Jeannie R. Hastings
AFFIANT/GRANTEE

Subscribed and sworn to before me this 20th day of June, 2003.

Kimberley Burley
NOTARY PUBLIC

My Commission Expires: 09-30-06

KIMBERLEY BURLEY
Notary Public, State at Large
Davidson County, State of Tennessee
My Commission Expires September 30, 2006

**EXHIBIT A**

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET IN THE WESTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE SOUTH, 49.5 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF J.W. DEAL, ET UX, AS OF RECORD IN DEED BOOK 1677, PAGE 49, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID THIRD AVENUE SOUTH, SOUTH 27 DEG 19 MIN 40 SEC EAST, 56.00 FEET TO A PK NAIL SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SHELBY AVENUE BRIDGE, FORMERLY SPARKMAN STREET, 60 FEET IN WIDTH;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID THIRD AVENUE SOUTH WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SHELBY AVENUE BRIDGE, SOUTH 62 DEG 32 MIN 54 SEC WEST, 181.00 FEET TO PK NAIL SET IN THE EASTERLY RIGHT–OF-WAY LINE OF AN UNNAMED ALLEY, 12 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SHELBY STREET BRIDGE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, NORTH 27 DEG 19 MIN 40 SEC WEST, 56.00 FEET TO A PK NAIL SET AT A CORNER COMMON WITH THE PROPERTY OF FURNITURE CENTER PARKING LOT, INC. AS OF RECORD IN DEED BOOK 4766, PAGE 274 IN THE REGISTRAR'S DEED FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY WITH THE SOUTHERLY PROPERTY LINE OF SAID FURNITURE CENTER PARKING LOT, INC., NORTH 62 DEG 32 MIN 54 SEC EAST 181.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,136 SQUARE FEET OR 0.233 ACRES MORE OR LESS.