This document prepared by (and after recording return to):
Name: Douglas M. Kirk
Firm/Company: Norwood & Kirk, LLPC
Address: 1912 21st Avenue South

City, State, Zip: Nashville, TN 37212
Phone: 615-383-9903

Davidson County DEEDQC
Recvd: 08/06/03 14:00 2pgs
Fees:12.00 Taxes:0.00
20030806-0111952

)--------Above This Line Reserved For Official Use Only--------

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Bongo Java, L.P., hereinafter referred to as Grantor, does hereby demise, transfer, convey, release, and forever quitclaim unto Bongo Productions L.L.C., hereinafter referred to as "Grantee", all of Grantor's right, title and interest in the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the south half of Lot No. 133, on the Plan of Belmont Heights Property, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said part of said lot fronts 50 feet on the west side of Belmont Boulevard, and runs back between parallel lines 163 feet, more or less, to an alley.
>
> Being the same property conveyed to Grantor by warranty deed from Manuel S. Zeitlin and wife, Janice T. Zeitlin of record in instrument no. 20010605-0058366, Register's Office for Davidson County, Tennessee.

which has the address of 2007 Belmont Boulevard, Nashville, TN 37212.

****

State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $10.00.

Robert M. Bernstein

Subscribed and sworn to before me, this the 3rd day of February 2003.

[illegible], notary public

print name: [illegible]

My commission expires: 1-20-07

****

MARISSA LUND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

[grantor signature and notarization is on the following page]

WITNESS Grantor's hand this the 3rd day of February, 2003.

Bongo Java, L.P.

By: #2 Enterprises, Inc., its general partner

By: _____
Robert M Bernstein, president

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of February, 2003, before me personally appeared Robert M. Bernstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of the above-named corporation, the general partner of the above-named limited partnership, the within-named bargainor, and that he as such officer of the general partner of said partnership executed the foregoing instrument for the purpose therein contained, by signing his name as president of said corporate general partner.

_____
Notary Public
Printed Name: _____

MARISSA CHRISTIFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires:
1-22-07

Grantee name, address, phone:

Bongo Productions L.L.C.
Attn: Bob Bernstein
Address: 1812 21st Ave. South
Nashville, TN 37212

Phone: 615-777-2233

SEND TAX STATEMENTS TO GRANTEE

map/parcel # 104-12-0
282.00