THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
NOEL PLACE, SUITE 125
200 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219
(615) 726-3555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $-0-.

William L Hudspeth
Affiant

Subscribed and sworn to before me, this the 11th day of December, 2003.

Robert A. Dodson
Notary Public

My Commission Expires: 07/29/06

Davidson County DEEDQC
Recvd: 12/11/03 16:03 5pgs
Fees:27.00 Taxes:0.00

20031211-0178123

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Schatten Three Properties, LLC, A Tennessee Limited Liability Company 1617 Hayes Street Nashville, TN 37203	Same	93-13-391 93-13-392

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **SOUTH PROPERTIES**, a Limited Partnership, that was formed on the 21st day of March 1977 that has by its terms dissolved resulting in the property herein conveyed being owned by South Properties, a General Partnership that has dissolved and the sole partners of both partnerships **GEORGE WILLIAM HUDSPETH, MICKEY LEE MARTIN** and Wife, **JOYCE MARTIN**, tenants-in-common hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey and quitclaim to **SCHATTEN THREE PROPERTIES, LLC**, a Tennessee Limited Liability Company hereinafter called the **GRANTEE**, its successors and assigns all of their right, title and interest, in and to the following described real property, TO WIT:

SEE EXHIBIT A

This is improved property, known as **1514 South Street, Nashville, Tennessee 37212 and unimproved property known as 1512 South Street, Nashville, Tennessee 37212.**

IN TESTIMONY WHEREOF, we have hereunto set our signatures this 9th day of December, 2003.

SOUTH PROPERTIES, a Limited Partnership

By: _____
GEORGE WILLIAM HUDSPETH
General Partner

By: _____
MICKEY LEE MARTIN
Limited Partner

By: _____
JOYCE MARTIN
Limited Partner

SOUTH PROPERTIES, a General Partnership

By: _____
George William Hudspeth
General Partner

By: _____
Mickey Lee Martin
General Partner

By: _____
Joyce Martin
General Partner

_____
George William Hudspeth
Tenant-in-Common

_____
Joyce Martin
Tenant-in-Common

_____
Mickey Lee Martin
Tenant-in-Common

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared GEORGE WILLIAM HUDSPETH, General Partner, MICKEY LEE MARTIN and JOYCE MARTIN, Limited Partners, 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 general partner and limited partners, respectively, of SOUTH PROPERTIES, a Limited Partnership (now dissolved) the within named bargainor, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as General Partner and Limited Partners.

Witness my hand, at office, this 9th day of December, 2003.

Robt A DeBusch
Notary Public

My Commission Expires: 07/29/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentined personally appeared GEORGE WILLIAM HUDSPETH, MICKEY LEE MARTIN and JOYCE MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfacotry evidence), and who, upon oath, acknowledged themselves to be the general partners, of SOUTH PROPERTIES, a General Partnership (now dissolved) the within named bargainor, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as General Partners.

Witness my hand, at office, this 9th day of December, 2003.

Robt A. DeBusch
Notary Public

My Commission Expires: 07/29/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GEORGE WILLIAM HUDSPETH, MICKEY LEE MARTIN and JOYCE MARTIN, as tenants-in-common, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2003.

Robert A. DeBardi
Notary Public



My Commission Expires: 07/29/06

EXHIBIT A

DEED DESCRIPTION
SOUTH PROPERTIES PROPERTY
1512 & 1514 SOUTH STREET
0.78ACRES
DECEMBER 8, 2003

PROPERTY LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCELS 391 AND 392 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 93-13, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY PREPARED BY WAMBLE AND ASSOCIATES, P.L.L.C., DATED DECEMBER 8, 2003

BEGINNING AT A POINT ON THE NORTH MARGIN OF SOUTH STREET (R.O.W. 80 FEET) AT THE INTERSECTION OF VILLA PLACE (50' R.O.W.) AND SAID SOUTH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MARY ELLEN F. HOLLANDS AS OF RECORD IN DEED BOOK 8080, PAGE 203, R.O.D.C., TENNESSEE AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, FOLLOWING SAID NORTH MARGIN NORTH 83 DEGREES 07 MINUTES 22 SECONDS WEST, 146.23 FEET TO A POINT;

THENCE, FOLLOWING A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92 DEGREES 09 MINUTES 22 SECONDS, A RADIUS OF 20.00 FEET, AND ARC LENGTH OF 32.17 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 02 MINUTES 41 SECONDS WEST, 28.81 FEET TO A POINT ON THE EAST MARGIN OF MUSIC ALLEY (R.O.W. 20 FEET);

THENCE, FOLLOWING SAID MUSIC ALLEY NORTH 09 DEGREES 02 MINUTES 00 SECONDS EAST, 184.23 FEET TO A POINT ON THE SOUTH MARGIN OF METRO ALLEY NO. 45 (R.O.W.20 FEET);

THENCE, FOLLOWING SAID METRO ALLEY NO. 45 SOUTH 83 DEGREES 07 MINUTES 22 SECONDS EAST, 164.13 FEET TO A POINT ON THE WEST BOUNDARY OF SAID HOLLANDS PROPERTY;

THENCE, FOLLOWING SAID WEST BOUNDARY SOUTH 08 DEGREES 13 MINUTES 52 SECONDS WEST, 204.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,823 SQUARE FEET OR 0.78 ACRES.

BEING THE COMBINATION OF THE SAME PROPERTY CONVEYED TO SOUTH PROPERTIES, A PARTNERSHIP AS OF RECORD IN DEED BOOK 5159, PAGE 832, R.O.D.C. TENNESSEE AND THE SAME PROPERTY CONVEYED TO SOUTH PROPERTIES, A LIMITED PARTNERSHIP, AS OF RECORD IN DEED BOOK 5127, PAGE 692, R.O.D.C. TENNESSEE.

