STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2003.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

Davidson County DEEDQC
Recvd: 01/08/04 10:20 3pgs
Fees:17.00 Taxes:0.00
20040108-0003097

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
40 Rutledge Street c/o David O. Lose 413 Powder Mill Road Nashville, TN 37205	Same	82-9 / 158

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PRK PROPERTIES II, INC., a Tennessee corporation ("GRANTOR") has bargained and sold, and by these presents does hereby quitclaim, transfer and convey unto 40 RUTLEDGE STREET, a Tennessee general partnership ("GRANTEE") all of its interest in and to that real estate in Nashville, Davidson County, Tennessee, being described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 1314 Fifth Avenue North, Nashville, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of December, 2003.

PRK PROPERTIES II, INC.

By:
David O. Lose, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III a Notary Public in and for the said County and State, personally appeared DAVID O. LOSE, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of PRK PROPERTIES II, INC., the within-named bargainor, a 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 in Nashville, Tennessee, this the 29th day of December, 2003.

Joe Vaulx Crockett III

Notary Public
My Commission Expires:_____

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

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EXHIBIT A

Beginning at a P.K. nail on the easterly margin of 5th Avenue North at the southwest corner, of the property conveyed to Mid-South Materials Company by deed, as of record in Book 9123, page 338, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

1) Thence N69°47'59"E, 174.04 feet to an iron pin;
2) Thence S20°26'44"E, 167.94 feet to an iron pin;
3) Thence S69°45'14"W, 173.99 feet to a P.K. nail;
4) Thence N20°27'49"W, 168.08 feet to the point of beginning, containing 29,235.59 square feet or 0.67 acres.

Being part of the same property conveyed to PRK Properties II, Inc., by deed from Finova Capital Corporation, of record as Instrument No. 20010529-0055248, said Register's Office