THIS INSTRUMENT PREPARED BY:

EDWARD J. BAILEY, ATTORNEY
155 Franklin Road - Suite 137
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Iunian Gherghescu
Affiant

Subscribed and sworn to me this 11th day of February 2004.

Notary Public

My Commission Expires: 4/23/07

Davidson County DEEDQC
Recvd: 02/12/04 11:13 3pgs
Fees:17.00 Taxes:0.00
20040212-0016846

Address of New Owner(s)	**Send Tax Bills To:**	**Parcel Identification Number:**
Iunian Gherghescu, Doina Gherghescu 1609 4th Avenue, North Nashville, TN 37208	Iunian Gherghescu 107 Keeton Avenue Old Hickory, TN 37138	082 05 0 062.00 **Instrument Number:** 20021011-0125421

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One (***1.00) Dollar, the receipt of which is hereby acknowledged, Iunian LLC hereby quitclaims and conveys to Iunian Gherghescu and Doina Gherghescu, successors and assigns, all right, title and interest that it may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 53 in D. T. McGavock's Addition to Nashville, as per plan of record in Book 21, page 7, Register's office for said County.

Said Lot No. 53 fronts 50 feet on the westerly side of Fourth Avenue, North, formerly Cherry Street, and extends back westerly, between parallel lines, 174 feet to an alley in the rear.

BEING the same property conveyed to Regal Group I, a General Partnership, by deed from Miriam H. Greif and husband, Alfred Greif, of record in Book 7762, page 97, Register's Office for Davidson County, Tennessee

LAND in Davidson County, Tennessee, being part of Lot No. 51 and Lot No. 52 in McGavock's Addition to North Nashville, Tennessee, of record in Book 21, page 7, Register's office for said County.

Being the northerly 35 feet of Lot No. 51, fronting on the west side of Fourth Avenue, North, and extending westerly between parallel lines, measuring 174 feet to an alley.

Lot No. 52 fronts 50 feet on the west side of Fourth Avenue, North, and extends back between parallel lines, 174 feet to an alley.

BEING the same property conveyed to Regal Group I, a partnership composed of Thomas R. Lipscomb and Roger T. Ligon by deed from Lyndal Roberts and wife, Margaret D. Roberts, of record in Book 7755, page 199, Registers's Office for said County.

BEING the same property conveyed to Iunian LLC by deed from Iunian Gherghescu and wife, Lorenta Gherghescu, of record in Instrument Number 20021011-0125421, Register's Office for Davidson County, Tennessee.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property. This is improved property known as 1609 4th Avenue, North, Nashville, TN 37208.

IN WITNESS WHEREOF I have hereunto set my hand this 11th day of February 2004.

Iunian Gherghescu
Iunian LLC Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, EDWARD J. BAILEY a Notary Public in and for said County and State, the within named Iunian Gherghescu, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of February 2004.

Notary Public

My commission expires: 4/23/05

IN WITNESS WHEREOF I have hereunto set my hand this 11th day of February 2004.

Doina Gherghescu
Iunian LLC Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, EDWARD J. BAILEY, a Notary Public in and for said County and State, the within named Doina Gherghescu, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of February 2004.

Notary Public

My commission expires: 4/23/05