PICK-UP

Davidson County DEEDQC
Recvd: 02/27/04 11:05 2pgs
Fees:12.00 Taxes:0.00
20040227-0022373

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
424 Church St., Suite 2000
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Melrose Partners, LLC c/o Lee Paradise 7185 Bidwell Road Joelton, Tennessee 37080	Same	Map 118-08 Parcel 43, 44 and 45

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and no other consideration, Triangle Leasing, a Tennessee partnership (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of its right, title and interest in and to the following described property to Melrose Partners, LLC, a Tennessee limited liability company, said property being a certain tract or parcel of land in the Sixteenth Councilmanic District of Nashville, Davidson County, Tennessee, known as lots 253, 254 & 255 of Grandview Heights Subdivision "Lot A", of record in Plat Book 161, Page 169, Registers Office for Davidson County, and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northerly right-of-way of Melrose Avenue (50') and the easterly right-of-way of Cruzen Street (50'), said pin being the southwest corner of the herein described lot;

Thence, with said right-of-way of Cruzen Street North 20°59'29" West, a distance of 150.00 feet to an iron pin set near the southwest corner of property owned by Terry L. Atwood and David M. Dodd, Instrument No.200009140914343, R.O.D.C.;

Thence, leaving said right-of-way and along or near the line of Atwood and Dodd, North 69°00'31" East, a distance of 150.00 feet to an iron pin set in the westerly margin of Alley No.1839 (15');

Thence, with the westerly margin of said alley South 20°59'29" East, a distance of 150.00 feet to an iron pin set at the southeast corner of the herein described lot;

Thence, with the northerly right-of-way of Melrose Avenue South 69°00'31" West, a distance of 150.00 feet to the Point of Beginning containing 22,500 square feet or 0.52 ACRES, more or less.

Being the same property conveyed to Triangle Leasing, a Tennessee partnership, by deed from Robert L. Chambers, of record at Book 10576, page 616, Register's Office of Davidson County, Tennessee (Lot 253) and by deed from Comfort Control, Inc. of record in Book 6855, page 352, said Register's Office (Lots 254 and 255).

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The land herein described is commonly known as 2320, 2322 and 2324 Cruzen Street, Nashville, Tennessee 37211.

IN TESTIMONY WHEREOF, GRANTOR has caused this instrument to be executed by its partner, on the 23 day of December, 2003.

TRIANGLE LEASING,
a Tennessee partnership

By: _____
Mike Hiatt, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mike Hiatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be a Partner of Triangle Leasing, a general partnership, the within named bargainor, and who acknowledged that he being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as Partner.

WITNESS my hand and seal, at office this 23rd day of December, 2003.

_____
NOTARY PUBLIC

My Commission expires: 5-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2003.

_____
Notary Public

My Commission Expires: 5-29-05