PICK-UP

Address New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Portland Brew Building, LLC 310 25th Avenue North Suite 103 Nashville, TN 37203	Same	Map 118-10 Parcel 40
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) P.O. Box 198062, Nashville, Tennessee 37219		

Davidson County DEEDQC
Recvd: 04/14/04 14:47 3pgs
Fees:17.00 Taxes:0.00

20040414-0042182

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Steve Damesworth** ("Grantor") hereby sell and quitclaim to **Portland Brew Building, LLC** ("Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 2605 12th Avenue South, Nashville, Tennessee.

Executed this 14th day of April, 2004.

GRANTOR:

Steve Damesworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 14th day of April, 2004.

NOTARY PUBLIC Melba Kepley
My Commission Expires: 9-27-05

MELBA KEPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

944845 v1
104929-003 4/14/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melba Kepley, the undersigned, a Notary Public in and for said County and State, the within named Steve Damesworth, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of April, 2004.

Melba Kepley
Notary Public

My Commission Expires: April 24, 05

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

944845 v1
104929-003 4/14/2004

EXHIBIT "A"

BEGINNING at an iron rod along a concrete sidewalk abutting 12th Avenue South and on the northeast corner of property of record owned by Rodger D. Stroud, as recorded in Book 9954, Page 783, of the Register's Office of Davidson County, and following a northerly line N 12°00'52" E 50.23 feet to an existing iron rod. Then, following the border of adjoining property owned by Nettie C. Scalf, as recorded in Book 7465, Page 571 of the Register's Office of Davidson County, following a westerly line S 81°36'56" E 136.37 feet to an existing iron rod. Then, following along Alley #428, following a southerly line S 11°55'58" W 50.22 feet to an existing iron rod. Then, following along a retaining wall on the adjoining property owned by Rodger D. Stroud, following an easterly line S 81°36'56" E 136.30 feet to the point of beginning, containing 0.157 of an acre, more or less.