Davidson County DEEDQC
Recvd: 04/15/04 08:24 3pgs
Fees:17.00 Taxes:0.00
20040415-0042298

QUITCLAIM DEED

FROM: TIMOTHY GEORGE GIANIKAS AND JOHN GEORGE GIANIKAS, as Joint Tenants, Grantors

This instrument was prepared by:
Robert C. Hannon, Esq.
Stites & Harbison, PLLC
424 Church Street
Suite 1800
SunTrust Center
Nashville, Tennessee 37219

TO: 206 ACKLEN PARK, LLC, Grantee

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
309 White Bridge Road Nashville, Tennessee 37209	Same	104-2-75

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO and No/100 Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 8th day of April, 2004.

Notary Public

My Commission Expires:

DIANN OWENS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

FOR AND IN CONSIDERATION OF the sum of TEN and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, TIMOTHY GEORGE GIANIKAS AND JOHN GEORGE GIANIKAS, as joint tenants each with an undivided one-half interest (collectively, the "Grantors") do quitclaim unto 206 ACKLEN PARK, LLC, a Tennessee limited liability company (the "Grantee"), their heirs, successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 208 Acklen Park Drive, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness our hands this 8th day of April, 2004.

GRANTORS:

TIMOTHY GEORGE GIANIKAS

JOHN GEORGE GIANIKAS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, DiAnn Owens, a Notary Public of said County and State, TIMOTHY GEORGE GIANIKAS, 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 seal, at Office in Nashville, this 8th day of April, 2004.

Diann Owens
Notary Public

DIANN OWENS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Diann Owens, a Notary Public of said County and State, JOHN GEORGE GIANIKAS, 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 seal, at Office in Nashville, this 8th day of April, 2004.

Diann Owens
Notary Public

DIANN OWENS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

My Commission Expires: _____

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 116 and the westerly part of Lot No. 115 on the revised plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, and described according to a copy of a survey thereof made June 13, 1960, by Wm. Collier Parrish Associates, Civil Engineers, as follows: Beginning at a point in the northerly margin of the Grand Avenue or 33rd Avenue North, at the intersection of the easterly line of the right of way of Tennessee Central Railroad, the southwest corner of Lot No. 116; thence along the easterly margin of said Railroad right of way, northerly 175 feet to the southeast intersection of the same, and a 15 foot alley; thence along the southerly margin of said alley, easterly 82.3 feet; thence southerly 158.5 feet to the northerly margin of said Grand Avenue or 33rd Avenue North; thence with the margin the same, westerly around a curve, 95.3 feet to the point of beginning.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY:

Part of Lot 116 of Revised Westend Subdivision, as of record in Subdivision Book 421, page 82, Register's Office for Davidson County, and more particularly described as follows:

TRACT 1: Beginning at a point, said point being at the intersection of the north dedicated right of way line of Acklen Park and the former east right of way line of the property of the Tennessee Central Railway Company; thence with the former east right of way line of the Tenn. Central Railway Co., north 04 degrees 28 minutes east for 104.1 feet to the point of beginning; thence continuing with the former east right of way line of the Tenn. Central Railway Co., north 04 degrees 28 minutes east for 70.9 feet to a point; thence north 85 degrees 41 minutes east for 10 feet to a point in the proposed east right of way line of interstate highway route I-440; thence with the proposed east right of way line of interstate highway route I-440 south 12 degrees 14 minutes west for 72.7 feet back to the point of beginning.

TRACT 2: Beginning at a point said point being at the intersection of the north dedicated right of way line of Acklen Park and the former east right of way line of the property of the Tenn. Central Railway Co.; thence north 45 degrees 07 minutes east for 32.9 feet to a point; thence north 81 degrees 04 minutes east for 20 feet to a point; thence south 75 degrees 30 minutes east for 54.6 feet to a point in the north dedicated right of way line of Acklen Park; thence with the said north dedicated right of way line along a curve to the right having a radius of 208 feet for 95.3 feet back to the point of beginning.

Tracts 1 and 2 together contain 1,758 square feet and are part of the property conveyed by John H. Raby and wife, to George A. Whitus and wife, Frances H. Whitus of record in Book 3407, page 381, Register's Office for Davidson County, Tennessee.

Both tracts being together with an alley closing in Ordinance No. 085-792 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to TIMOTHY GEORGE GIANIKAS AND JOHN GEORGE GIANIKAS, AS JOINT TENANTS EACH WITH AN UNDIVIDED ½ INTEREST, by deed of record as Instrument No. 20040106-0002119, said Register's Office.