Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20040415-0042299

QUITCLAIM DEED

FROM: JOHN GIANIKAS AND TIM GIANIKAS, 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	104-2-74

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, JOHN GIANIKAS AND TIM GIANIKAS (collectively, the "Grantors") do quitclaim unto 206 ACKLEN PARK, LLC, a Tennessee limited liability company (the "Grantee"), their heir, 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 206 Acklen Park Drive, Nashville, Tennessee 37203, 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 8 day of April, 2004.

GRANTORS:

JOHN GIANIKAS

TIM GIANIKAS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Diann Owens, a Notary Public of said County and State, JOHN 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, TIM 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

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EXHIBIT A

Property Description

Land in Davidson County, Tennessee, BEING, the easterly part of Lot 115 on the Revised Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 115 front 63.2 feet on the northerly side of Acklen Park Drive, formerly Grand Avenue or 33rd Avenue, North, and runs back between lines, 141.1 feet on the easterly line and 158.5 feet more or less on the westerly line to the southerly side of an alley on which it measures 60 feet.

Being the same property conveyed to JOHN GIANIKAS AND TIM GIANIKAS, by deed of record as Instrument No. 20021001-0119235, Register's Office for Davidson County, Tennessee.