Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20040421-0045132

QUITCLAIM DEED

TO: Nashville Urban Partners 2004, LLC

FROM: C. Mark Carver, Trustee

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Nashville Urban Partners 2004, LLC c/o Marketstreet Equities Co. Butler's Run 138 Second Avenue North, Suite 300 Nashville, TN 37201	Same	93-1, 89; 92-4, 378

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me, this 15th day of April, 2004.

Notary Public

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public
At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 29, 2006

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C. Mark Carver, Trustee** (hereinafter called the "Grantor") by these presents does transfer, quitclaim and convey unto **Nashville Urban Partners 2004, LLC** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the _____ day of April, 2004.

GRANTOR:

C. MARK CARVER, TRUSTEE

C. Mark Carver, Trustee

C. Mark Carver, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Henry a Notary Public of said County and State, personally appeared C. Mark Carver, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and seal, at Office, this 15th day of April, 2004.

Traci Henry
Notary Public

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

My Commission Expires: 7-29-06

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land lying in the 20th Councilmanic District Metropolitan Nashville-Davidson County, Tennessee being shown as Parcel 89 on Tax Map 93-1 and Parcel 378 on Tax Map 92-4 and a part of original right-of-way of 11th Avenue North which was closed by Metro Council Bill No. 096-443 approved October 9, 1996 and more particularly described according to a survey dated 11-19-99 prepared by Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, RLS No. 502, Job No. 99-129, as follows:

Beginning at an iron pin set at the intersection of the northerly right of way line of Jo Johnston Avenue and the easterly right of way line of 11th Avenue North; thence,

1. With the easterly right of way line of 11th Avenue North 28° 38' 53" W, 421.56' to an iron pin set on the northerly right of way line of Clinton Street; thence,

2. With the northerly right of way line of Clinton Street and crossing the southerly end of that part of 11th Avenue North closed by Council Bill 096-443, S 62° 16' 40" W, 233.53' to an existing corner post of chain link fence being the southeast corner of Parcel 337 Tax Map 92-4 owned by Dialysis Clinic, Inc. by deed recorded in Book 10328, Page 960, R.O.D.C., Tennessee; thence,

3. With the easterly line of Parcel 337, N 28° 01' 17" W, 94.05' to an existing iron pin on the southerly right of way line of CSX Railroad formerly Seaboard System Railroad said iron pin being 94.38' south of Centerline Valuation Station 27 + 94.23 of said railroad; thence,

4. With a southerly right of way of said railroad with a curve to the right (radius 754.49) northeasterly a distance of 168.60' to an iron pin set and having a chord bearing and distance of N 78° 18' 20" E, 168.250'; thence,

5. Continuing with said railroad right of way N 84° 28' 41" E, 25.02' to an iron pin set on the original westerly right of way line of 11th Avenue North closed by Council Bill 096-443; thence.

6. Crossing that part of 11th Avenue North closed by Council Bill 096-443, N 31° 47' 13" E, 55.79' to an iron pin set on the original easterly right of way line of 11th Avenue North. Said pin being 50' south of Center line Valuation Station 25+38.41' thence,

7. With the southerly right of way line of CSX Railroad with a curve to the right (radius 710.90) southeasterly a distance of 196.96' to an iron pin set and having a chord bearing a distance of S 82° 39' 21" E, 196.333. Said pin being 50' southwesterly from Center Line Valuation Station 23 + 27.60 of said railroad; thence,

8. Continuing with said railroad right of way 50' southwest of and parallel to the center line of railroad with a curve to the right (radius 932.64') southeasterly a distance of 451.41' to an

iron pin set on the northerly right of way line of Jo Johnston Avenue and having a chord bearing and distance of S 60° 50' 39" E, 447.016'; thence,

9. With the northerly right of way line of Jo Johnston Avenue, S 62° 10' 00" W, 397.07' to the point of beginning and containing 137,700 square feet or 3.161 acres.

Being Tracts 1 and 2 in deed to Alley-Cassetty Coal Company from Seaboard System Railroad, Inc. as of record in Book 6433, Page 609, R.O.D.C., Tennessee and also a part of the original right of way of 11th Avenue North closed by Metro Council Bill 096-443. Tract No. 1 in Deed Book 6433, Page 609, R.O.D.C., being parts of Lots 127 and 128 on the plan of the Judge McNairy Mansion House Tract as of record in the front fly leaf of book No. 9, R.O.D.C., Tennessee and a plan of said lots also of record in Plat Book 55, Page 53, R.O.D.C., TN, Tract No. 2 in said deed being parts of Lots 103, 104 and 105 on the plan of Samuel Watkins as of record in Book 57, Page 13, R.O.D.C., TN.

Being the same property conveyed to C. Mark Carver, Trustee by deed from Alley-Cassetty Coal Co., Inc. of record as Instrument No. 2000042600 41496, Register's Office for Davidson County, Tennessee.