THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
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Davidson County DEEDQC
Recvd: 06/09/04 15:02 2pgs
Fees:12.00 Taxes:0.00
20040609-0068388

PICK-UP

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
MISS PAT, LLC 6 Abbeywood Ct. Nashville, TN 37215-6142	SAME	MAP: 118-08 PARCELS: 19 and 258

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this transfer is $0.

MISS PAT, LLC

By: Patricia S. Sneed
PATRICIA S. SNEED, President

SUBSCRIBED AND SWORN to before me, Christy Piro by PATRICIA S. SNEED this 7 June, 2004.

Christy M. Piro
Notary Public

My Commission Expires: Nov 27, 2005

For and in consideration of a 100% membership interest in Miss Pat, LLC, a Tennessee Limited Liability Company, I, PATRICIA S. SNEED, "GRANTOR," do hereby quitclaim and by these presents do transfer and convey to MISS PAT, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my right, title and interest in certain real property in Davidson County, Tennessee, described as follows:

TRACT ONE (2324 Eugenia Avenue, Map 118-08, Parcel 19.00):

A certain tract of land in Davidson County, State of Tennessee, described as fo11ows to wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 64 and all of Lot No. 65 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, said description incorporated herein by reference the same as if copied fully herein verbatim.

Said lot and part of said lot fronts 75 feet on the northeasterly margin of Eugenia Avenue and extends back between parallel lines along the northwesterly margin of Melrose Street, 150 feet to an alley in the rear.

TRACT TWO (2320 Eugenia Avenue, Map 118-08, Parcel 258):

A certain tract of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No.2 of the resubdivision of Lots 62, 63 and a portion of Lot 64, Grandview Heights, of record in Plat Book 6200, page 819, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Patricia S. Sneed by deed of record in Instrument No. 20040514-0057086, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

WITNESS my hand this 7 day of June, 2004.

Patricia S. Sneed
PATRICIA S. SNEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christy Piro, of said county, PATRICIA S. SNEED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 7 day of June, 2004.

Christy M. Piro
NOTARY PUBLIC

CHRISTY MARIE PIRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 27, 2004