Prepared by:
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Box 21-B

Davidson County DEEDQC
Recvd: 07/01/04 08:16 3pgs
Fees:17.00 Taxes:0.00
20040701-0078138

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
The Phoenix Loft, LLC **315 Union Street, #1430** **Nashville, TN 37201**	**The Phoenix Loft, LLC** **315 Union Street, #1430** **Nashville, TN 37201**	**Map-93-02-03** **Parcel 167.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, GARY BOWIE (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto THE PHOENIX LOFT, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"), its successors and assigns, all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Being a five-story brick storehouse and lot and being No. 207 Third Avenue North, in the said City of Nashville.
>
> Said lot fronts twenty-nine (29) feet , more or less, on the west side of Third Avenue North and extends back between parallel lines one hundred and seventy-four (174) feet, more or less, to an alley, and is part of Lot No. 41 on the Original Plan of Nashville, not of record.
>
> Being the same property conveyed to Grantor herein by Warranty Deed dated November 1, 2002, from B.H.L., LLC, a Tennessee limited liability company, of record as Instrument No. 20021105-0135528 in the offices of the Register of Deeds for Davidson County, Tennessee.

#261592

This conveyance is subject to Party Wall Exception of record in Book 9999, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by Grantee.

This is improved property more commonly known as 207 Third Avenue North, Nashville, Tennessee 37201.

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 3 day of June, 2003.

Gary Bowie, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Julie A. Bolton, a Notary Public of this County, Gary Bowie, 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 within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of June, 2003.

JULIE A. BOLTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Julie A Bolton
Notary Public
My Commission Expires: 3/25/06

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

THE PHOENIX LOFT, LLC-Grantee

By: _____
Gary Bowie, Chief Manager

Sworn and subscribed to before me this 3rd **day of** June **, 200**

My Commission Expires: 3/25/06

_____
Notary Public