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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Instrument Prepared By:
Hollins & Associates, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23 day of August, 2004.

Notary Public

My Commission Expires: 9-30-2006

Davidson County DEEDQC
Recvd: 08/24/04 12:23 4pgs
Fees:22.00 Taxes:0.00

20040824-0102185

QUITCLAIM DEED

ADDRESS NEW OWNER:
513 Third Avenue South
Nashville, TN 37210

SEND TAX BILLS TO:
SAME
Map: 093-06-4, Parcel: 030.00

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, John David Buffington, Marsha Owens Buffington, Robert Daniel Rucker and Amy Owens Rucker, each with an undivided one-fourth (1/4) interest, ("GRANTORS"), do hereby quitclaim and convey unto Ritzen Properties II, LLC, a Tennessee limited liability company (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hands this 23 day of August, 2004.

GRANTORS:

John David Buffington

Marsha Owens Buffington

Robert Daniel Rucker

Amy Owens Rucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, John David Buffington, 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 23 day of August, 2004.

Notary Public

My Commission Expires: 9-30-2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Marsha Owens Buffington, 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, at office, this 23 day of August, 2004.

Notary Public

My Commission Expires: 9-30-2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Robert Daniel Rucker, 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 23 day of August, 2004.

Notary Public

My Commission Expires: 9-30-2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Amy Owens Rucker, 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, at office, this 23 day of August, 2004.

Notary Public

My Commission Expires: 9-30-2006

EXHIBIT A
Real Property Description

A tract of land in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee located on the property of John David Buffington, Marsha Owens Buffington and Robert Daniel Rucker and Amy Owens Rucker as of record in Deed Book 8123, Page 781, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P.K. nail (o) on the westerly right-of-way margin of Third Avenue South that is South 27 degrees 10 minutes 38 seconds East, 140 feet more or less from the southerly right of way margin of Broadway; thence,

1. From the point of beginning and continuing with said Third Avenue South, as field measured, South 27 degrees 14 minutes 35 seconds East, 77.21 feet to a building corner; thence,
2. Leaving said Third Avenue South, as field measured, South 61 degrees 18 minutes 37 seconds West, 106.78 feet; thence,
3. As field measured, South 27 degrees 31 minutes 16 seconds East, 48.79 feet; thence,
4. As field measured, South 63 degrees 34 minutes 17 seconds West, 24.83 feet to an iron rod (o) with cap stamped Gresham Smith; thence,
5. As field measured, North 27 degrees 04 minutes 13 seconds West, 103.35 feet to an iron rod (o) with cap stamped Cherry; thence,
6. As field measured, North 62 degrees 37 minutes 15 seconds East, 24.79 feet to an iron rod (o) with cap stamped Cherry, thence,
7. As field measured, North 27 degrees 02 minutes 06 seconds West, 24.82 feet to an "X" on top of a BellSouth Box; thence,
8. As field measured, North 62 degrees 42 minutes 02 seconds East, 106.16 feet to the Point of Beginning and containing 10,903 square feet or 0.250 acres, more or less, as calculated by the above courses and distances, as shown on survey by Ragan-Smith Associates, 315 Woodland St, P.O. Box 60070, Nashville, TN 37206, dated March 22, 2004, revised May 10, 2004, revised May 21, 2004, revised June 4, 2004, and last revised on August 20, 2004, by Kenneth H. Hinkle, Jr., RLS Tenn. No. 810, Job. no. 2004-013, Work Order no: 7491.

Being the same property conveyed to John David Buffington, Marsha Owens Buffington, Robert Daniel Rucker, and Amy Owens Rucker, each to have an undivided one-fourth (1/4) interest by Warranty Deed from James L. Warren, George J. Warren, William C. Warren, Martha W. Gaines, and Imogene H. Warren dated June 4, 1990 and recorded in Book 8123, Page 781, Register's Office for Davidson County, Tennessee
Being the same property conveyed to John David Buffington, Marsha Owens Buffington, Robert Daniel Rucker, and Amy Owens Rucker, each to have an undivided one-fourth (1/4) interest by Warranty Deed from James L. Warren, George J. Warren, William C. Warren, Martha W. Gaines, and Imogene H. Warren dated June 4, 1990 and recorded in Book 8123, Page 781, Register's Office for Davidson County, Tennessee