2nd

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 12/30/04 14:32 4 pgs
Fees:22.00 Taxes:0.00
20041230-0154888

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Fourth Avenue Investment Partners c/o Colliers Turley Martin Tucker 5250 Virginia Way, Suite 100 Brentwood, Tennessee 37027	Same	Map 93-2-3 Parcel 146

For and in consideration of the sum of $10.00 cash in hand paid, **J & G Realty Associates**, a New Jersey general partnership, hereinafter the Grantor, does hereby quitclaim and convey unto **Fourth Avenue Investment Partners**, a Tennessee general partnership, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is improved property known as 230 Fourth Avenue North, Nashville, Tennessee.

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

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 GRANTOR has hereunder set its hand this 29th day of December, 2004.

GRANTOR:

J & G Realty Associates, a New Jersey general partnership

By: Malhame Realty Associates, L.P., a Delaware limited partnership, Partner

By: Englewood Realty Corp., a Tennessee corporation, General Partner

By: _____
John Malhame, President

STATE OF NEW JERSEY

COUNTY OF Bergen

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **John Malhame**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be President of Englewood Realty Corp., a Tennessee corporation, which is the General Partner of Malhame Realty Associates, L.P., a Delaware limited partnership, which is the Partner of J & G Realty Associates, the within named bargainor, a New Jersey general partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the bargainor as the President of the General Partner of its Partner.

Witness my hand and seal, at office in Englewood, New Jersey, this the 29th day of December, 2004.

RICHARD G. KADRI
Notary Public, State of New York
No. 01KA6023452
Qualified in Kings County
Commission Expires April 19, 2005

_____
Notary Public

My Commission Expires:
4-19-05

N MBH 488872 v1
2823483-000001 12/27/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2004.

Notary Public

My Commission Expires: November 22, 2008

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

N MBH 488872 v1
2823483-000001 12/28/04

EXHIBIT "A"

A certain tract of land in the 6th Councilmanic District of Metropolitan Nashville, Davidson County, being all of the same property conveyed to J & G REALTY ASSOCIATES of record in Book 9043, page 70, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at a p.k. nail (new) at the intersection of the easterly right-of-way of Fourth Avenue North (49.5-foot Right-of-Way) and the northerly right-of-way of the Bank Alley (20-foot Right-of-Way), the southwesterly corner of the herein described tract; thence,

With said easterly right-of-way, North 27 degrees 28 minutes 33 seconds West, 128.30 feet to a point in a brick wall at the southwesterly corner of the Robert R. Blagojevich and wife, Julie D. Blagojevich, and Andrew D. Martin and wife Kathleen C. Martin property of record in Book 11575, page 714, R.O.D.C., Tennessee, thence,

Leaving said easterly right-of-way, with the southerly line of the said Blagojevich and Martin property and with the southerly line of the 333 Union Street, Ltd. property of record in Book 9530, page 366, R.O.D.C., Tennessee, North 62 degrees 19 minutes 06 seconds East, 54.66 feet to a point in a said wall; thence,

Continuing with the southerly line of the said 333 Union Street, Ltd. property, South 27 degrees 40 minutes 54 seconds East, 0.50 feet to a point in said wall; thence,

With the southerly line of the said 333 Union Street, Ltd. property, the southerly line of the Larry R. Williams and Steve R. Dozier property of record in Book 10112, page 640, R.O.D.C., Tennessee, the southerly line of the 323 Union Street property of record in Book 5863, page 452, R.O.D.C., Tennessee and the southerly line of the 323 Union Street property of record in Book 5863, page 450, R.O.D.C., Tennessee, North 62 degrees 19 minutes 06 seconds East, 117.24 feet to a p.k. nail (new) in the westerly right-of-way of Printers Alley (15-foot Right-of-Way); thence,

With said westerly right-of-way, South 26 degrees 51 minutes 26 seconds East, 128.10 feet to an existing tack in lead in said northerly right-of-way of the Bank Alley; thence,

With said northerly right-of-way, South 62 degrees 24 minutes 58 seconds West, 170.52 feet to the Point of Beginning and containing 21,933 square feet or 0.504 acres, more or less, as shown by survey made by Ragan Smith Associates, Kenneth R. Shreeve, Registered Land Surveyor No. 2298, 315 Woodland Street, Nashville, Tennessee 37206, dated July 7, 2004, last revised July 12, 2004, bearing Job No. 93-130.

Being the same property deeded to J & G Realty Associates, a New Jersey general partnership, by deed of record in Book 9043, page 70, Register's Office for Davidson County, Tennessee.