04110257

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
SJF Holdings, LLC SJL Holdings, LLC 210 23rd Avenue N. Nashville, TN 37203	Same	92-15/89

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, STEPHEN J. FORTUNATO and SALVATORE J. LOMBARDI, as tenants in common (the "Grantor") by these presents do hereby quitclaim and convey unto SJF HOLDINGS, LLC, a Tennessee limited liability company, and SJL HOLDINGS, LLC, a Tennessee limited liability company, as tenants in common (the "Grantee") their heirs, successors and assigns, all their right, title and interest in and to the following-described property:

Land in Davidson County, Tennessee, being parts of Lots 13 and 14 on the Plan of part of the Elliston Property, as of record in Book 1, page 105, Chancery Court at Nashville, described together as follows:

Beginning at the southeast intersection of 23rd Avenue North, formerly Elliston Avenue and State Street; thence with the easterly margin of said 23rd Avenue North, southwardly 60 feet to the northwest corner of the property conveyed to LeRoy Broun by deed from William LeRoy Broun, of record in Book 212, page 533, said Register's Office; thence with said Broun's northerly line eastwardly 170 feet to an alley; thence with same northwardly 60 feet to the southerly margin of said State Street; thence with same westwardly 170 feet to the beginning.

Being the same property conveyed to Grantor by deed from Dr. G. Patrick Maxwell of record in Instrument #20030224-0024554, Register's Office of Davidson County.

This is improved property known as 210 23rd Ave. N., Nashville, Tennessee 37203.

The source of this description is the previous deed of record.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 30th day of December, 2004.

Stephen J. Fortunato

Salvatore J. Lombardi

Davidson County DEEDQC
Recvd: 01/06/05 12:50 2 pgs
Fees:12.00 Taxes:0.00

20050106-0002287

STATE OF)
)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Stephen J. Fortunato, 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 30th day of December, 2004.

Notary Public

My Commission Expires: _____

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF)
)
COUNTY OF)

My Commission Expires NOV. 25, 2006

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Salvatore J. Lombardi, 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 30th day of December, 2004.

Notary Public

My Commission Expires: _____

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF)
)
COUNTY OF)

My Commission Expires NOV. 25, 2006

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

Affiant

Subscribed and sworn to before me this 30th day of December, 2004.

Notary Public

My Commission Expires:

_____

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006