Davidson County DEEDQC
Recvd: 01/21/05 16:01 4 pgs
Fees:22.00 Taxes:0.00
20050121-0008172

This Instrument Prepared By:
Bone McAllester Norton PLLC
511 Union Street
Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
The Westview Condominiums, LLC 180 9th Avenue North Nashville, Tennessee 37219	Same	93-5-4-A-001.00; 93-5-4-A-002.00; 93-5-4-A-003.00; 93-5-4-A-004.00; 93-5-4-A-005.00; 93-5-4-A-006.00; 93-5-4-A-007.00; 93-5-4-A-008.00; 93-5-4-A-009.00; 93-5-4-A-0010.00; 93-5-4-A-0011.00; 93-5-4-A-0012.00; 93-5-4-A-0013.00; and 93-5-4-A-0014.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ronald M. McClaron** ("Grantor") does hereby quitclaim and convey unto **McClaron & Associates, LLC**, a Wisconsin limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described in Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 180 9th Avenue North, Nashville, Tennessee 37219. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of January, 2005.

Ronald M. McClaron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Ronald M. McClaron
AFFIANT

Subscribed and sworn to before me, this 20th day of January, 2005.

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/26/08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Evan Gower, a Notary Public in and for said County and State, Ronald M. McClaron, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained,

WITNESS my hand and seal at office this 20th day of January, 2005.

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/26/08

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 162 on the Plan of the Original Town of Nashville, not of record, and described as follows:

BEGINNING on the westerly margin of 8th Avenue North, formerly Spruce Street, at the northeast corner of the property conveyed to Charles G. Matthews, et al, by Deed from Minnie P. Matthews, et al, as of record in Book 1021, Page 556, Register's Office for said county; thence with Matthews northerly line, westwardly, 156.7 feet, more or less, to the easterly margin of 9th Avenue North, formerly McLemore Street; thence with said Avenue, northwardly 43.77 feet; thence eastwardly 156.5 feet, more or less, to the westerly margin of 8th Avenue North; thence with said Avenue, southwardly 43.68 feet to the beginning.

TOGETHER with any interest in the 10-foot alley-way on the North margin of said lot extending in the easterly direction from 9th Avenue, 60 feet, more or less, to a point which is East of the air conditioning vents in the building located on the above described property.

INCLUDED in the above described tract are Unit Nos. 1 through 14 inclusive of Church Street Condominiums, a Horizontal Property Regime, established in the Master Deed recorded as Instrument No. 200011100112118 in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to The Church Street Realty Trust, a Tennessee real estate trust, U/D/T dated November 15, 1999, recorded in Book 11755, page 370, in the Register's Office for Davidson County, Tennessee.

The foregoing property includes, without limitation, the following units therein:

Land in Davidson County, Tennessee, being Unit 2 of the Church Street Condominiums, a Horizontal Property Regime, as of record in the Master Deed of record as Instrument No. 200011100112118, together with the undivided interest in and to each unit, reference to which is made for a more complete and accurate legal description.

Being the same property conveyed to Maria Cecilia Baggio by Deed from Church Street Realty Trust recorded as Instrument No. 20010215-0014728 in the Register's Office of Davidson County, Tennessee; and

Land in Davidson County, Tennessee, being Unit 3 of the Church Street Condominiums, a Horizontal Property Regime, as of record in the Master Deed of record as Instrument No. 200011100112118, together with the undivided interest in and to each unit, reference to which is made for a more complete and accurate legal description.

Being the same property conveyed to Geraldine M. Moloney by Deed from Church Street Realty Trust recorded as Instrument No. 20010405-0033168 in the Register's Office of

Davidson County, Tennessee; and

Land in Davidson County, Tennessee, being Unit 4 of the Church Street Condominiums, a Horizontal Property Regime, as of record in the Master Deed of record as Instrument No. 200011100112118, together with the undivided interest in and to each unit, reference to which is made for a more complete and accurate legal description.

Being the same property conveyed to Geraldine M. Moloney, unmarried by Deed from Church Street Realty Trust, recorded as Instrument No. 20010510-0048429 in the Register's Office of Davidson County, Tennessee.

All being the same property conveyed to Ronald M. McClaron by Quitclaim Deed from the United States of America, recorded as Instrument Number 20040109-0082014, Register's Office for Davidson County, Tennessee.