THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ZERO (0).

William J Clinard
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of December, 2004.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES: May 24, 2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDQC
Recvd: 02/11/05 11:39 3 pgs
Fees:17.00 Taxes:0.00
20050211-0015974

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Clinard Properties, L.L.C. 1905 Longview Court Mt. Juliet, Tennessee 37122	New Owner	93-10 445.00

KNOW ALL MEN BY THESE PRESENTS that I, **CLINARD INVESTMENT CO., a Tennessee partnership composed of WILLIAM J.CLINARD and FARRIS H. CLINARD, III.**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **CLINARD PROPERTIES, L.L.C., a Tennessee limited liability company**, its heirs, successors and assigns, my/our entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of R.B. Owens' Lots, fronting on Cherry Street in the City of Nashville, 50 feet, as bounded as follows:

BEGINNING at the intersection of a 12 foot alley, and Cherry Street, running southwardly with a line of said street 50 feet to a stake; thence eastwardly parallel with said 12 foot alley, 142 feet to one other 12 foot alley; thence northwardly with said alley 50 feet, more or less, to the first named 12 foot alley; thence westwardly with said alley, to the beginning.

BEING the same property conveyed to CLINARD INVESTMENT CO., a Tennessee partnership composed of WILLIAM J.CLINARD and FARRIS H. CLINARD, III by Quitclaim Deed from F.H. CLINARD , JR. of record in Book 9411, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **522 4th Avenue South, Nashville, Tennessee 37210.**

NOTE: This Instrument is being executed and recorded to effectuate an agreement of record as Instrument No. 20040205-0014348, said Register's Office.

Witness my hand this 7th day of December 2004.

CLINARD INVESTMENT CO.,
a Tennessee partnership

By: _____
William J. Clinard, Partner and Individually*

By: _____
Farris H. Clinard, III, Partner and Individually*

***AFFIDAVIT**

STATE OF TENNESSEE)
COUNTY OF Davidson)

William J. Clinard and Farris H. Clinard, III hereby swear or affirm that they are or were the only partners of Clinard Investment Co., a Tennessee partnership and that this real property has never been their principal marital residence.

_____
William J. Clinard

_____
Farris H. Clinard, III

Sworn to and subscribed to me this 7th day of December 2004.

_____
Notary Public

My Commission Expires: 04/17/2007

My Commission Expires APR. 17 2007
SUMNER COUNTY TENN. NOTARY PUBLIC AT LARGE BARBARA E. WEST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **WILLIAM J. CLINARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be a partner of **CLINARD INVESTMENT CO., a Tennessee partnership**, the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand this 7 day of DECEMBER, 2004.

_____
Notary Public

My Commission Expires:

LARRY R. MCELLHANEY II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES May 24, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **FARRIS H. CLINARD, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be a partner of **CLINARD INVESTMENT CO., a Tennessee partnership**, the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand this 14th day of December, 2004.

Barbara E. West
Notary Public

My Commission Expires: 04/17/2007

BARBARA E. WEST NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires APR. 17, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **WILLIAM J. CLINARD**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 7 day of DECEMBER, 2004.

Notary Public

My Commission Expires: _____

SUSAN R. MCELLHANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.
MY COMMISSION EXPIRES: May 24, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **FARRIS H. CLINARD, III**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of December, 2004.

Barbara E. West
Notary Public

My Commission Expires: 04/17/2007

BARBARA E. WEST NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires APR. 17, 2007