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S:1

This instrument prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

QUITCLAIM DEED

FROM: Mark Vastola and wife,
Jacqueline Christina Vastola

Grantor

Davidson County DEEDQC
Recvd: 02/28/05 15:11 4 pgs
Fees:22.00 Taxes:0.00
20050228-0021803

TO: C. Mark Carver, Trustee

Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
C. Mark Carver, Trustee Attn: Marketstreet Equities 138 Second Avenue, North, Suite 300 Nashville, TN 37201	Same	Map 92-16, Parcel 343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 25th day of February, 2005.

Notary Public

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark Vastola and wife, Jacqueline Christina Vastola (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey to C. Mark Carver, Trustee (hereinafter referred to as the "Grantee"), all of their respective right, title and interest in and to the property more particularly described on Exhibit A attached hereto, said property being a certain tract or parcel of land in the County of ~~Wilson~~ Davidson, State of Tennessee. This is improved property located at 1707 Division Street, Nashville, Tennessee.

325244.01 6712-0001

IN WITNESS WHEREOF, the Grantor has executed this quitclaim deed, effective February 28, 2005.

SELLER:

Mark Vastola

Jacqueline Christina Vastola by Mark Vastola
by Durable General Power of Attorney
dated November 7, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Vastola, 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 and seal, at office in Nashville, Tennessee, this 28th day of February, 2005.

Notary Public

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Vastola with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument on behalf of Jacqueline Christina Vastola, the within named bargainor, pursuant to Durable General Power of Attorney of record in the Register's Office for Wilson County, Tennessee at Book 696, page 840 and that he, being authorized so to do, executed the foregoing

instrument for the purposes therein contained, by signing the name of Jacqueline Christina Vastola by himself pursuant to such power of attorney.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of February, 2005.

Notary Public

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

EXHIBIT A

Legal Description

LAND LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHEASTERLY MARGIN OF DIVISION STREET, 17.5 FEET EAST OF 18TH AVENUE SOUTH BOUNDED ON THE NORTH BY DIVISION STREET AND LURTON ON THE EAST BY A 16 FOOT WIDE ALLEY ON THE SOUTH BY A 9 FOOT WIDE ALLEY AND ON THE WEST BY CHERA BEING LOTS 2 AND 3, MAP SHOWING SUBDIVISION OF LOTS 130 AND 131 IN O.B. HAYES PLAN OF SMALL LOTS RECORDED IN BOOK 547, PAGE 40 REGISTER'S OFFICE OF DAVISION COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHEASTERLY MARGIN OF DIVISION STREET (44' R.O.W. FIELD MEASURED), SAID ROD BEING LOCATED N 44° 02' 40" E 17.5 FEET FROM THE EASTERLY MARGIN OF 18TH AVENUE SOUTH (60' R.O.W.) BEING THE NORTHEAST CORNER OF LOT 4 AND THE NORTHWEST CORNER OF LOT 3, MAP SHOWING SUBDIVISION OF LOTS 130 AND 131 IN O.B. HAYES PLAN OF SMALL LOTS (BOOK 547, PAGE 40 SAID REGISTER'S OFFICE), SAID LOT 4 BEING OWNED BY JANE CHERA (BOOK 9370, PAGE 798 SAID REGISTER'S OFFICE), THENCE ALONG SAID SOUTHEASTERLY MARGIN OF DIVISION STREET N 44° 02' 40" E 84.12 FEET TO AN IRON ROD (OLD) ON THE BACK OF SIDEWALK AT THE CORNER OF A BRICK WALL AT THE CORNER OF LOT 1 OF SAID O.B. HAYES SUBDIVISION OF LOTS 130 AND 131, SAID LOT 1 BEING OWNED BY O'BARR LURTON (BOOK 6264, PAGE 225, SAID REGISTER'S OFFICE), THENCE LEAVING SAID DIVISION STREET WITH SAID LURTON S 45° 03' 54" E 113.63 FEET TO A NAIL (NEW) WITH A STEEL WASHER STAMPED TN.#1838 IN THE WESTERLY MARGIN OF AN ALLEY (16' R.O.W.), THENCE WITH SAID WESTERLY MARGIN S 00° 56' 09" W 2.67 FEET TO AN IRON ROD (OLD) AT THE INTERSECTION OF AN ALLEY (9' R.O.W.), THENCE WITH THE NORTHERLY MARGIN OF SAID 9' ALLEY S 48° 27' 20" W 80.33 FEET TO A NAIL (NEW) WITH A STEEL WASHER STAMPED TN.#1838 IN THE EDGE OF A CONCRETE RETAINER WALL AT THE WESTERLY TERMINUS OF SAID 9' ALLEY AND IN THE NORTHERLY LINE OF SAID CHERA; THENCE LEAVING SAID 9' ALLEY WITH SAID CHERA N 46° 07' 11" W 109.27 FEET TO THE POINT OF BEGINNING CONTAINING 0.21 ACRES MORE OR LESS.

Being the same property conveyed to Mark Vastola, by deed of record in Instrument No. 20040805-0094369, Register's office of Davidson County, Tennessee.