PICK-UP

Davidson County DEEDQC
Recvd: 03/14/05 15:46 4 pg
Fees:22.00 Taxes:0.00
20050314-0028089

This Instrument Was Prepared By: (CBR)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
FAN Properties 301 St. James Park Nashville, Tn. 37215	New Owner	Map130-01 Parcels 41, 42, 43 & 191

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NICHOLAS F. VARALLO, JR. and FRANCES ANNE VARALLO** (hereinafter the "GRANTOR"), do hereby quitclaim and convey unto **FAN PROPERTIES**, a Tennessee general partnership (hereinafter the "GRANTEE"), its successors and assigns, all of their right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 5316, 5402, 5404 and 5406 Harding Pike, Nashville, Tennessee 37205.

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

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of the 11 day of March, 2005.

GRANTOR:

Nicholas F. Varallo

NICHOLAS F. VARALLO, JR.

Frances Anne Varallo

FRANCES ANNE VARALLO

278554.1/13354.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared NICHOLAS F. VARALLO, JR., 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of March, 2005.

NOTARY PUBLIC

My Commission Expires:
1-26-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRANCES ANNE VARALLO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of March, 2005.

NOTARY PUBLIC

My Commission Expires:
1-26-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Nicholas F. Varallo

AFFIANT

Subscribed and sworn to before me this
11 day of March, 2005.

Notary Public

My Commission Expires:
1-26-08

278554.1/13354.1

EXHIBIT A

Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 8 on the unrecorded subdivision of Tract A-1, on the Revised Plan of Highlands of Belle Meade, No. 2, as of record in Book 843, page 18, Register's Office for said County, and described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, November 1, 1931, as follows: Beginning at a point in the westerly margin of Highway No. 100 at the common corner of Lots Nos. 8 and 9 in said unrecorded Subdivision; thence westerly along the line between Lots Nos. 8 and 9, 187 feet to the easterly right-of-way line of the N.C. and St. L. Railway; thence northerly along the railway right-of-way 84.5 feet to the common corner of Lots 7 and 8; thence easterly along the line of Lots Nos. 7 and 8, 182 feet to the westerly margin of Highway No. 100; thence southerly along the westerly margin of said Highway, 100 feet to the beginning.

Tract 2:

Being part of Tract "A-1" on the revised Plan of the Highlands of Belle Meade No. 2, of record in Book 843, page 18, said Register's Office, being Lot No. 6, except for the northerly 50 feet, and Lot No. 7 on the unrecorded plan of the subdivision of said tract "A-1" and described as follows:

Beginning on the west margin of New Harding Road at the northeast corner of Lot No. 8 conveyed to Nick F. Varallo by deed from A.B. Hagerty, of record in Book 1631, page 567, said Register's Office, thence with the northern boundary line of said Lot No. 8, west 182 feet to the eastern margin of the N.C. & St. L. Railroad right-of-way; thence with the east margin of said right-of-way 142 feet, more or less, to the southwest corner of the property conveyed to Aurelia Mariani, Nicholas Varallo, and Frances Ann Varallo by deed from Nick F. Varallo and wife, Frances P. Varallo, of record in Book _____, page _____, said Register's Office; thence along the south margin of said property east 157 feet, more or less, to a point on the west margin of New Harding Road; thence with the west margin of said road south 150 feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 on the map of the unrecorded subdivision of Lot A-1 on the Revised Plan of the Highlands of Belle Meade No. 2, the latter plan being of record in Book 843, page 18, Register's Office for said County, described according to a survey thereof made by W.B. Southgate, Surveyor as follows:

Beginning on the westerly margin of Harding Road at the corner of Lots Nos. 8 and 9; thence with the line between said two lots, westwardly 187 feet to the easterly right-of-way line of the N.C. and St. L. Railroad; thence with said right-of-way line, southwardly 166 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 182 feet to the westerly margin of the Harding Road; thence with said Road, northwardly 200 feet to the beginning.

Tracts 1, 2 and 3 being the same property conveyed to Nicholas F. Varallo, Jr. and Frances Anne Varallo, as tenants in common, by Quitclaim Deed from Nicholas F. Varallo, Jr. and Frances Anne Varallo, Co-Trustees of the Family Trust Created Under the Will of Nicholas Frank Varallo, of record as Instrument No. 20050314-0028088, Register's Office for Davidson County, Tennessee.