PICK-UP

Davidson County DEEDQC
Recvd: 03/14/05 15:46 3 pg
Fees:17.00 Taxes:0.00
20050314-0028090

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 Parcel 194

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 VARALLO 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 that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 5314 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 L. Varallo Jr.
NICHOLAS VARALLO

Frances Anne Varallo
FRANCES ANNE VARALLO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared NICHOLAS 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 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

JOE M. GOODMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

JOE M. GOODMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

AFFIANT

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

Notary Public

My Commission Expires:
1-26-08

JOE M. GOODMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT A

Legal Description

A tract of land situated on the westerly side of Harding Road (Highway 70) in Davidson County, Tennessee, and being all of Lot No. 5 and the northerly 50 feet of Lot No. 6 of the subdivision of Lot A-1, revised plan of Highlands of Belle Meade No. 2, not of record.

Said Lot No. 5 and part of Lot No. 6 adjoin and front together 150 feet on the westerly side of Harding Road (Highway 70) and run back between parallel lines to the easterly right of way of the Nashville, Chattanooga & St. Louis Railway Company, on which they measure 151 feet, 6 inches.

Being the same property conveyed to Aurelia Mariani, Nicholas Varallo, and Frances Anne Varallo, by Quitclaim Deed from Nick F. Varallo and wife, Frances P. Varallo, of record in Book 4970, page 757, Register's Office for Davidson County, Tennessee. The said Aurelia Mariani having since died, as described in Affidavit of Heirship, of record as Instrument No. 20020509-0057343, said Register's Office.