RECORD & RETURN TO:
Amy N. Rochford, Community Title Company 2200 Abbott Martin Road, Nashville, TN 37215

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on April 13, 2005.

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDQC
Recvd: 04/13/05 15:37 3 pgs
Fees:17.00 Taxes:0.00
20050413-0041342

THIS INSTRUMENT WAS PREPARED BY:
Jeff T. Goodson
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Our File Number: 2004-BDFD

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Bedford Commons 2200 Abbott Martin Rd. Suite 201 Nashville, TN 37215	SAME	117-14 Part of 012

KNOW ALL MEN BY THESE PRESENTS that Bedford Avenue Developers, a Tennessee general partnership, and The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership, for and in consideration of the sum of No ($00.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Bedford Commons Association, Inc., a Tennessee nonprofit corporation, its successors and assigns, a portion of the property described in Instrument Number 20040310-0027797 in Davidson County, Tennessee more particularly as follows:

SOUTHERN PORTION OF PARCEL 12

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 3, HILLSBORO VIEWS DEVELOPMENT COMPANY'S SUBDIVISION, AS OF RECORD IN PLAT BOOK 974, PAGE 64, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ABBOTT MARTIN ROAD, WIDTH VARIES AND THE WESTERLY RIGHT-OF-WAY LINE OF BEDFORD AVENUE, 50 FEET IN WIDTH;
THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ABBOTT MARTIN ROAD WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEDFORD AVENUE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 40.25 FEET, THE RADIUS OF WHICH IS 68.09 FEET, THE CENTRAL ANGLE OF WHICH IS 33 DEG 52 MIN 09 SEC, THE CHORD OF WHICH IS NORTH 40 DEG 51 MIN 03 SEC EAST, 39.67 FEET TO AN EXISTING IRON ROD;
THENCE NORTH 23 DEG 54 MIN 59 SEC EAST, 150.50 FEET TO THE POINT OF BEGINNING, AT A CORNER COMMON WITH BEDFORD AVENUE DEVELOPERS, AS OF RECORD IN DEED INSTRUMENT No. 200403100027797;
THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BEDFORD AVENUE WITH THE SOUTHERLY PROPERTY LINE OF BEDFORD AVENUE DEVELOPERS, NORTH 65 DEG 54 MIN 07 SEC WEST, 190.60 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF TODD R. HURST, AS OF RECORD IN DEED INSTRUMENT No. 200105180051811;
THENCE WITH THE EASTERLY PROPERTY LINE OF TODD R. HURST, NORTH 23 DEG 54 MIN 59 SEC EAST, 36.32 FEET TO A POINT;
THENCE WIT HA SEVERANCE LINE THROUGH THE PROPERTY OF BEDFORD AVENUE DEVELOPERS, SOUTH 65 DEG 54 MIN 07 SEC EAST, 190.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE;
THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEDFORD AVENUE. SOUTH 23 DEG 54 MIN 59 SEC WEST, 36.32 FEET TO THE POINT OF BEGINNING, CONTAINING 6,923 SQUARE FEET (0.159 ACRES MORE OR LESS).

BEING PART OF THE SAME PROPERTY CONVEYED TO BEDFORD AVENUE DEVELOPERS, AS OF RECORD IN DEED INSTRUMENT No. 200403100027797, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

BEING PART OF THE SAME PROPERTY CONVEYED TO THE ROCHFORD COMPANY d/b/a BEDFORD AVENUE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM FRANCIS G. ELIZER, OF RECORD IN DEED INSTRUMENT No. 20030708-0093817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on April 13, 2005.

Bedford Avenue Developers, a Tennessee general partnership

BY: _____

ITS: partner

BY: _____

ITS: Partner

The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership

BY: _____

ITS: _____

BY: _____

ITS: Partner

BY: _____

ITS: Partner

BY: _____

ITS: Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ed Cooper, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the partner of Bedford Avenue Developers, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing by himself as partner of Bedford Avenue Developers, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of April, 2005.

My Commission Expires: 1/27/07 _____ NOTARY PUBLIC

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the partner of Bedford Avenue Developers, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing by himself as partner of Bedford Avenue Developers, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of April, 2005.

My Commission Expires: 1/27/07 _____ NOTARY PUBLIC

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the _____ of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership, the within named bargainor, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing by himself as _____ of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2005.

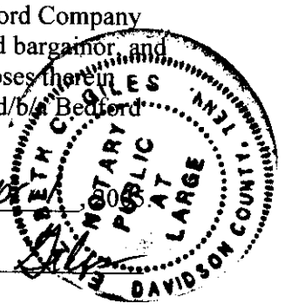
My Commission Expires: _____ NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Thomas M. Price, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Partner of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership, the within named bargainor, and that he as such he executed the foregoing instrument for the purposes therein contained, by signing by himself as Partner of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of April, 2005.

My Commission Expires: July 30, 2005 NOTARY PUBLIC



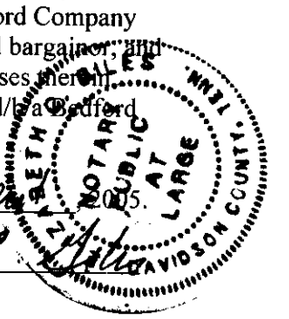
STATE OF TENNESSEE, COUNTY OF DAVIDSON

* Steven G. Fridrich

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Steven G. Fridrich, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Partner of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership, the within named bargainor, and that he as such he executed the foregoing instrument for the purposes therein contained, by signing by himself as Partner of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of April, 2005.

My Commission Expires: July 30, 2005 NOTARY PUBLIC



STATE OF TENNESSEE, COUNTY OF DAVIDSON

* Gerald D. Fridrich

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Gerald D. Fridrich, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Partner of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership, the within named bargainor, and that he as such he executed the foregoing instrument for the purposes therein contained, by signing by himself as Partner of The Rochford Company d/b/a Bedford Avenue Partners, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of April, 2005.

My Commission Expires: July 30, 2005 NOTARY PUBLIC

