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

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/13/05 15:38 3 pgs
Fees:17.00 Taxes:0.00
20050413-0041343

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Amy N. Rochford
Affiant

Subscribed and sworn to me on March 17, 2005.

NOTARY PUBLIC

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 Avenue Properties 3813 Cleghorn Nashville, TN 37215	SAME	117-14 Part of 012

KNOW ALL MEN BY THESE PRESENTS that Bedford Avenue Developers, a Tennessee general partnership, and 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 Avenue Properties, a Tennessee General Partnership, its successors and assigns, a portion of the property described in Instrument Number 20040310-0027797 in Davidson County, Tennessee more particularly as follows:

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, 186.82 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BEDFORD AVENUE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF BEDFORD AVENUE DEVELOPERS, AS OF RECORD IN DEED INSTRUMENT No. 200403100027797, 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 AND FABIAN SBOROVSKY, AS OF RECORD IN DEED INSTRUMENT No. 200301220009240, NORTH 23 DEG 54 MIN 59 SEC EAST, 38.68 FEET TO A POINT AT A CORNER COMMON WITH GERALD D. FRIDRICH, AS OF RECORD IN DEED INSTRUMENT No. 200405040050632;
THENCE WITH THE SOUTHERLY PROPERTY LINE OF GERALD D. FRIDRICH, SOUTH 65 DEG 54 MIN 07 SEC EAST, 190.60 FEET TO AN EXISTING IRON ROD 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, 38.68 FEET TO THE POINT OF BEGINNING, CONTAINING 7,372 SQUARE FEET (0.169 ACRES MORE OR LESS), ON THE SURVEY PREPARED BY R. SCOTT CHERRY, CHERRY LAND SURVEYING, LICENSE NUMBER 1512, DATED MARCH 12, 2004.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

BEING FURTHER PART OF THE SAME PROPERTY CONVEYED TO THE ROCHFORD COMPANY D/B/A BEDFORD AVENUE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM FRANCIS C. ELIZER, OF RECORD IN 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 March 17, 2005.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Bedford Avenue Developers, a Tennessee general partnership

BY: _____

ITS: _____

BY: _____

ITS: _____

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

BY: _____ BY: _____

ITS: Partner ITS: Partner

BY: _____ BY: _____

ITS: Partner 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, Steve FRIDRICH 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 _____ executed the foregoing instrument for the purposes therein contained, by signing by himself as _____ of Bedford Avenue Developers, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17 day of March, 2005.

My Commission Expires: 5/24/08 NOTARY PUBLIC Linda Brake

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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 Bedford Avenue Developers, 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 Bedford Avenue Developers, a Tennessee general partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17 day of March, 2005.

My Commission Expires: 5/24/08 NOTARY PUBLIC Linda Brake

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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 17 day of March, 2005.

Linda Brake
NOTARY PUBLIC

My Commission Expires: 5/24/08

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, GERALD D. FRIDRICH, JR. 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 _____ 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 17 day of March, 2005.

Linda Brake
NOTARY PUBLIC

My Commission Expires: 5/24/08

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of March, 2005.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

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, ~~Ed Cooper~~ John T. Rochford, 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 Partner 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 17th day of March, 2005.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE