THIS INSTRUMENT PREPARED BY:

John Nelson
4820 Shadescrest Drive
Nashville, Tennessee 37211

Davidson County DEEDQC
Recvd: 05/06/05 10:25 2 pgs
Fees:12.00 Taxes:0.00
20050506-0051209

PICK-UP

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
J.N. PROPERTIES, LLC 410 George L. Davis Blvd. Nashville, Tennessee 37203	"Same"	82-9-190.00

STATE of TENNESSEE)
COUNTY of DAVIDSON)

The actual consideration for this transfer is $ 10.00

Rick M Filer
AFFIANT

SUBSCRIBED AND SWORN to before me
This 17th day of February, 2005.

Beverly M. Hobbs
Notary Public

BEVERLY M. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/06

FOR AND IN CONSIDERATION of the sum of ten dollars ($ 10.00), the receipt of which is acknowledged, and other good and valuable considerations I, RICK M. FILER, by these presents do hereby quitclaim and convey unto J.N. PROPERTIES, LLC, its heirs and assigns, all of our right, title and interest in certain real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

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

WITNESS our hand this 17th day of February, 2005.

Rick M Filer
RICK M. FILER

Sabrina Filer
SABRINA FILER (wife of Rick M. Filer)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned authority, on this day personally appeared RICK M. FILER and wife, SABRINA FILER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of February, 2005.

Beverly M. Hobbs
Notary Public

BEVERLY M. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/06

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 30 on the Map of D.T. McGavock's First Addition to Nashville, as of record in Book 10, page 606, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of 4th Avenue North and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to Larry S. Miller and wife, Margaret S. Miller by deed of record in Book 4782, Page 877, Register's Office for Davidson County, Tennessee. The said Larry S. Miller having since died. And further conveyed to Jack D. Miller by deed from Margaret S. Miller of record in Instrument # 200006050055948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rick M. Filer, unmarried, by deed of record as Instrument No. 20030916-0136142, Register's Office for Davidson County, Tennessee.

Un-Improved Property known as: **1316 4th Avenue North**
Nashville, Tennessee 37208

Map / Parcel No.: Map # 82-9-190.00

Sabrina Filer
Rick M. Filer