57178

Davidson County DEEDQC
Recvd: 06/21/05 08:15 3 pgs
Fees:17.00 Taxes:0.00
20050621-0070761

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, PLLC (CBR)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Cohen Development Company, LLC
201 Fourth Avenue North, Suite 1100
Nashville, Tennessee 37219

SEND TAX BILL TO:
Same

MAP-PARCEL:
Map 93-6-1
Parcel 86

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **COHEN BUILDING, LLC**, a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **COHEN DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property located at 421 Church Street, Nashville, Tennessee 37219.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no representations or warranties whatsoever with regard to the Property or Grantor's interest therein.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the 17th day of June, 2005.

COHEN BUILDING, LLC

By: _____

Title: Chief mgr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ty H. Osman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of COHEN BUILDING, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

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

Lissa W. Allen
Notary Public

LISSA W. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 30, 2007

My Commission Expires: May 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me
this 20th day of June, 2005.

Linda J. Boggess
Notary Public

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 2-25-06

1108773.1

EXHIBIT A

Property Description

Being a parcel of land in Nashville, First Civil District, Sixth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Church Street between Fourth Avenue North and Fifth Avenue North and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Church Street, said point being easterly 102.86 feet from the easterly margin of Fifth Avenue North;

THENCE, with said margin N 59° 30' 52" E, 28.05 feet to a point;

THENCE, leaving said margin S 29° 56' 41" E, 140.13 feet to a point;

THENCE, S 60° 03' 01" W, 28.37 feet to a building corner;

Thence, N 29° 48' 35" W, 139.87 feet to the point of beginning.

Containing 3,950 square feet or 0.09 acres, more or less.

Described according to an ALTA/ACSM Land Title Survey, dated June 10, 2005, last revised June 16, 2005, prepared by Ronald W. Ferguson, Tennessee No. 1972, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201.

Less and except the following air rights:

Air Rights Reservation

Grantor reserves from the conveyance described in this Deed, and retains in fee simple, all rights to the air space above fifty (50) feet from the base elevation of the property herein conveyed as of the date of this Deed (the "Air Space"). By this reservation, Grantor reserves all rights in the Air Space that are appurtenant to the ownership of real property, including but not limited to, the right to convey or transfer the fee simple estate or a lesser estate in the Air Space, the right to use or develop the Air Space, and the right to exclude others from using the Air Space. Grantee is prohibited from making use of the Air Space in any manner, including but not limited to, (i) constructing any structures, or placing any antennas, lightening rods, spires, or communication equipment within the Air Space, (ii) obstructing the flow of light or air to, from or over adjoining properties, and (iii) obstructing the transmission of television, radio, cellular telephone, satellite, or any other communications or frequencies to or from adjoining or other properties.

Being the same property conveyed to Cohen Building, LLC, by deed of record in Instrument No. 200201300013374, Register's Office for Davidson County, Tennessee.