Davidson County DEEDQC
Recvd: 07/06/05 11:40 4 pgs
Fees:22.00 Taxes:0.00 **File in Box 19-B**

20050706-0077383

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCEL
043-13-0-419.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 5th. day of July, 2005.

My Commission Expires: 3/31/2007

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **SCOTT D.WEISS, ATTORNEY AT LAW**
761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
J. Gregory Hale et al	**"NEW OWNER"**
(Name)	(Name)
121 21st. Avenue North, Ste. 201	
(Street Address)	(Street Address)
Nashville, Tennessee 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **333 Associates, a Tennessee Joint Venture composed of J. Gregory Hale and Peter Weiss**, hereinafter called the "**Grantor**",does hereby quitclaim and convey all of its right, title and interest to **J. Gregory Hale, as to a sixty-eight and 73/100 (68.73%) per cent undivided fee simple interest and to Peter Weiss, as to a thirty-one and 27/100 (31.27%) per cent undivided fee simple interest,** hereinafter called the "**Grantees**", their respective heirs, successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, more fully described on Exhibit "A" attached hereto.

BEING the same property conveyed to 333 Associates, a Tennessee Joint Venture by Special Warranty Deed from J. Brent Hurd, Substitute Trustee, of record in Book 6197, Page 1, Register's Office for Davidson County, Tennessee.

This conveyance is being made for the sole purpose of conveying the respective joint venturers each of their respective interest in the joint venture in fee simple in order to allow the winding up and termination of 333 Associates, a Tennessee Joint Venture.

This conveyance is subject to real property taxes which have been assumed by the Grantee herein; matters shown on Exhibit "A" attached; and, any and all easements, which may effect the subject property, as may or may not be of record in the Register's Office for Davidson County, Tennessee.

Being improved property known as the 333 Apartments, 320 Brooks Avenue, Madison, Tennessee 37115.

Witness my hand this 5th. day of July, 2005.

333 Associates,
a Tennessee Joint Venture

By: _____
J. Gregory Hale, Joint Venturer

By: _____
Peter Weiss, Joint Venturer

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Gregory Hale and Peter Weiss, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon each of their respective oaths acknowledged themselves to be the Joint Venturers of the 333 Associates, a Tennessee Joint Venture, the within named bargainor, and that they as said Joint Venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of 333 Associates, a Tennessee Joint Venture,by themselves, as its Joint Venturers.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th. day of July, 2005.

_____
Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/31/2007

EXHIBIT A

TRACT NO. 1:

333 Apartments Tract: Land located in the 11th Civil District of Davidson County, Tennessee, lying immediately to the East of the 333 Office Building Tract and being described by survey dated November 23, 1983, revised November 28, 1983, by McConnell Engineering, as follows:

BEGINNING at an iron pin situated in the southerly boundary line of Block "1", of Forest Park Subdivision as recorded in Book 843, Page 44, Register's Office for Davidson County, Tennessee; said iron pin also being the most northeast corner of the 333 Office Building Tract as recorded in Book 5057, Page 288, RODC., TN; said iron pin also being N 89°-53'-19" E - 307.02 feet from the easterly margin of Gallatin Road and the southwest corner of the W.C. Moncrief Commercial Subdivision as recorded in Book 974, Page 70, Register's Office for Davidson county, Tennessee; thence, with the said boundary line of Forest Park Subdivision N 89°-53'-19" E-447.59 feet to an iron pin situated in the westerly margin of Brooks Ave. (unimproved); thence, with the said margin of Brooks Ave. S 01°-37'-38" W-216.60 feet to an iron pin; said iron pin being the northeast corner of Madison's Realty Company's Subdivision as recorded in Book 547, Page 164, Register's Office for Davidson County, Tennessee; thence, with the said boundary line of Madison Realty Company's Subdivision, N 89° -58'-08" W-476.84 feet to an iron pin; said iron pin being the most southeast corner of the aforementioned 333 Office Building Tract; thence with the easterly boundary line of the said 333 Office Building Tract N 02°-16'-11" E-134.52 feet to a P.K. nail in the asphalt parking area; thence S 89°-57'-42" E-30.00 feet to a P.K. Nail in the asphalt parking area; thence, N 00°-02'-18" E-80.99 feet to the point of beginning, containing 2.30 acres, more or less.

TRACT NO. 2

TOGETHER with a permanent nonexclusive joint use easements for ingress and egress from Gallatin Road to the 333 Apartments premises which adjoin these premises immediately to the east for joint use parking in the existing parking spaces which are along the westerly side of the easterly line of the premises. These easements run in favor of the present and future owners, guest and tenants of both premises and exist in, over and upon the land, described as follows:

333 Office Building Tract: Land located in the 11th Civil District of Davidson County, Tennessee, described by survey dated November 23, 1983, revised November 28, 1983, by McConnell Engineering, as follows:

BEGINNING at an iron pin situated in the easterly margin of Gallatin Road; said iron pin being the southwest corner of the W.C. Moncrief Commercial Subdivision as recorded in Book 974, Page 70, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Gallatin Road and with the southerly boundary line of the Moncrief Subdivision N 89°-53'-19" E-307.02 feet to an iron pin; said iron pin being the most northwest corner of the 333 Apartments Tract as recorded in Book 5057, Page 294, Register's Office for Davidson County, Tennessee; thence with the westerly boundary line of the said 333 Apartments Tract S 00° -02'-18" W-80.99 feet to a P.K. nail in the asphalt parking area; thence, N 89°-57'-42" W-30.00 feet to a P.K. Nail in the asphalt parking area; thence, S 02°-16'-11" W-134.52 feet to an iron pin situated in the northerly boundary line of Madison Realty Company's Subdivision as recorded in Book 547, Page 164, Register's Office for Davidson County, Tennessee; thence, with the northerly boundary line of said Madison Realty Company's Subdivision, N 89°-58'-08" W-46.50 feet to an iron pin; said iron pin being the southeast corner of the Condra Development Co., property as recorded in Book 4456, Page 722, Register's Office for Davidson County, Tennessee; thence with the easterly boundary line of Condra Development Co., property, N 08°-09'-39" E-117.30 feet to a P.K. Nail in the asphalt parking area; thence, with the northerly boundary line of the Condra Development Co. property N 89°-58'-21" W-256.45 feet to an iron pin situated in the aforementioned margin of Gallatin Road;

thence, with the said margin of Gallatin Road N 08°-28'-00" E-99.61 feet to the point of beginning, containing 0.81 acres, more or less.

Tract No. 2 conveys only the easement and not the 333 Office Building Tract.

The subject legal description and conveyance shall be subject to the following matters:

1. Metro taxes for 2005.

2. Accuracy of Area contained in the property description.

3. Sanitary Sewers and/or storm drainage easement conveyed by deed from Crescent Amusement Company, to Davidson County, Tennessee, dated April 30, 1962, of record in Book 3374, Page 296, Register's Office for Davidson County, Tennessee. (Applies to Tracts I and II)

4. Easement conveyed in deed from Crescent Properties Company to Condra Development Company, a Tennessee Corporation, dated November 2, 1970, of record in Book 4456, Page 722, Register's Office for Davidson County, Tennessee. (Applies to Tract II)

5. Permanent Joint Use Easement retained by Driver Investments in deed from Driver Investments, a partnership to J.R. Freeman, Trustee, of record in Book 5057, Page 288, said Register's Office, for ingress and egress from Gallatin Road to the 333 Apartments premises which adjoin subject premises immediately to the East and for joint use parking in the existing parking spaces which are along the westerly side of the easterly line of the premises. These easements shall run in favor of the present and future owners, guests and tenants of both premises. (Applies to Tract II)

6. Repair and Maintenance Agreement dated November 30, 1983 from J. Brent Hurd, Substitute Trustee. (Applies to Tracts I and II).