THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDQC
Recvd: 08/26/05 15:26 3 pgs
Fees:17.00 Taxes:0.00
20050826-0102701

Davidson County Box 14-A
File No. 17787-6
part of Map 082-10-0
Parcel 018.00

ADDRESS NEW OWNER AS FOLLOWS:
Michael K. Elder, Jr., et al.
1307 2nd Ave North
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Ballenger Family Limited Partnership, a Tennessee limited partnership, and Robert L. Hill, an individual residing in the State of Tennessee, collectively hereinafter called the Grantors, by these presents do hereby quitclaim and convey unto Michael K. Elder, Jr. and Charles Paul Bain, III, as tenants in common, collectively hereinafter called the Grantees, their heirs and assigns, all of Grantors' interest in a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly 6 feet of a former 12-foot alley closed by Ordinance No. 61-173 of the City of Nashville, Davidson County, Tennessee, being part of Parcel 018.00, Map 082-10-0 as shown on the Metropolitan Nashville tax maps. Said easterly 6 feet of said former alley adjoins the balance of the said Map 082-10-0, Parcel 018.00, which has been sold and conveyed to the Grantees by deed of even date herewith.

Being appurtenant to the same property conveyed to Robert L. Hill and H. Allen Ballenger, a/k/a H. Allen Ballenger Jr., by Installment Deed from Jay G. Stephenson, of record in Book 5370, page 234, Register's Office for Davidson County, Tennessee. The said H. Allen Ballenger, Jr., as joined by wife, Peggy W. Ballenger, having since conveyed their interest in said property to The Ballenger Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed of record in Book 9948, page 89, said Register's Office.

THIS is unimproved property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year, which have been assumed by the Grantees herein.

THIS conveyance is made solely for the purpose of conveying any and all ownership interest Grantors have in said easterly 6 feet of a former 12-foot alley closed by Ordinance No. 61-173 of the

City of Nashville, Davidson County, Tennessee, as shown on Parcel 018.00, Map 082-10-0, Office of the Property Assessor for Davidson County, Tennessee. The prior deed to the Grantors does not appear to include said easterly 6 feet of said former alley. However, the tax map shows the same as being included in the Grantors' property. The Grantors hereby transfer and quitclaim any interest which they may have in said property to the within named Grantees.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 25th day of August, 2005.

The Ballenger Family Limited Partnership
a Tennessee limited partnership

By: _____
H. Allen Ballenger, Jr., General Partner

_____
Robert L. Hill, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared H. Allen Ballenger, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner of The Ballenger Family Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such General Partner.

Witness my hand and official seal on this the 25th day of August, 2005.

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

(Notary Acknowledgments Continued on Following Page)

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 Robert L. Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 25th day of August, 2005.

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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 before me this the 25th day of August, 2005.

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.