31-0
5

Davidson County DEEDQC
Recvd: 09/16/05 13:53 3 pgs
Fees:17.00 Taxes:0.00

20050916-0111725

QUITCLAIM DEED

FROM: Joseph J. Faison, Jr. and wife, Lois B. Faison
Grantors

This instrument was prepared by:
C. Mark Carver
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

TO: JB Realty Group, LLC
Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
JB Realty Group, LLC 40 Music Square West Nashville, TN 37203	Same	93-9-107.00 93-9-108.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Affiant

Sworn to and subscribed before me, this 15th day of September, 2005.

NOTARY PUBLIC
AT LARGE
Sandra F. Brown Notary Public
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

SANDRA F. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: January 24, 2009

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Joseph J. Faison, Jr. and wife, Lois B. Faison (the "Grantors"), does hereby quitclaim unto JB Realty Group, LLC (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest, in and to certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Executed effective the 15th day of September, 2005.

Joseph J. Faison, Jr.

Lois B. Faison

338430.01 7179-0001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joseph J. Faison, Jr., 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 seal, at office in Nashville, Tennessee, this 15th day of September, 2005.

Sandra F. Brown
Notary Public

My Commission Expires:

SANDRA F. BROWN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandra F. Brown
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lois B. Faison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 2005.

Sandra F. Brown
Notary Public

My Commission Expires:

SANDRA F. BROWN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandra F. Brown
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

EXHIBIT A

Property Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOTS 227, 228 AND 229 ON THE PLAN OF McNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN MINUTE BOOK "C" PAGES 136 AND 137, OF THE CHANCERY COURT AT NASHVILLE;

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 12TH AVENUE NORTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF 12TH AVENUE NORTH, SOUTH 27 DEG 24 MIN 08 SEC EAST, 160.00 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH HIPPODROME MOTOR CO., AS OF RECORD IN BOOK 1360, PAGE 92, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 12TH AVENUE NORTH WITH THE NORTHERLY PROPERTY LINE OF HIPPODROME MOTOR CO., SOUTH 62 DEG 21 MIN 08 SEC WEST, 150.12 FEET TO AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY No. 626;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY No. 626, NORTH 27 DEG 24 MIN 08 SEC WEST, 127.00 FEET TO A PK NAIL SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET, NORTH 49 DEG 57 MIN 56 SEC EAST, 153.84 FEET TO THE POINT OF BEGINNING, CONTAINING 21,542 SQUARE FEET (0.495 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO JOSEPH J. FAISON Jr. AND LOIS B. FAISON, AS OF RECORD IN INSTRUMENT No. 200306160082636 AND 200306030075699, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.