Davidson County DEEDQC
Recvd: 09/29/05 10:07 3 pg
Fees:17.00 Taxes:0.00

20050929-0116953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $10.00.

CHARLES PAUL BAIN, III
ELDER BAIN PROPERTIES, LLC

Stephen G. Young
Attorney At Law
Robinson, Reagan & Young, PLLC
260 Cumberland Bend Drive
Nashville, TN 37228

Subscribed and sworn to before me, this 26 day of SEPTEMBER 2005.

NOTARY PUBLIC

My commission expires: 3.21.09

Address of New Owners:	**Send Tax Bills to:**	**Map-Parcel Numbers**
Elder Bain Properties, LLC	Same	Map 082-10-0
401 Cowan Street		Parcel 018.00
Nashville, TN 37207		and 056.00 respectively

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS ACKNOWLEDGED, WE, MICHAEL K. ELDER, Jr. AND CHARLES PAUL BAIN, III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELDER BAIN PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, CERTAIN TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE HEREINBELOW DESCRIBED AS FOLLOWS:

TRACT ONE:

Land in Davidson County, Tennessee, being described as beginning at an existing P.K. nail at the northeast corner of the herein-described tract in the middle of an abandoned alley and an abandoned railroad spur track, said point also being the northwest corner of the Welton Investments property of record in Book 6240, page 558, Register's Office for Davidson County, Tennessee; thence, from said point of BEGINNING with the center of the abandoned alley and the westerly line of Welton Investments South 05°03'58" West a distance of 349.15 feet to a point; thence, North 86°22'25" West a distance of 187.10 feet to a point in the easterly right-of-way of Cowan Avenue; thence with said right-of-way North 03°54'01" East a distance of 339.55 feet to a railroad spike set in the center of the railroad spur track; thence with said railroad spur and a curve to the right having a radius of 410.00 feet, a delta angle of 15°52'32", a chord length of 113.24 feet, said chord having a bearing of North 87°30'34" East and an arc length along said curve of 113.60 feet to a railroad spike set in the center of spur track;

thence South 84°33'22" East a distance of 81.70 feet to the point of BEGINNING, containing 1.52 acres more or less according to ALTA Survey for Michael K. Elder, Jr. and Charles Paul Bain III (property located at 401 Cowan Street, City of Nashville) prepared by Bruce Rainey and Associates Land Development Consultants, J. Bruce Rainey, Tennessee R.L.S. No. 823 dated July 1, 2005, as revised on July 27 and August 8, 2005, and bearing job no. 05-0117.
Being part of the same property conveyed to Robert L. Hill and H. Allen Ballenger 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, referred to therein as H. Allen Ballenger, Jr., and wife, Peggy W. Ballenger, further conveyed all their rights, title and 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.

TRACT TWO:
Land in Davidson County, Tennessee, being described as beginning at an existing iron pin at the southeast corner of the herein-described tract said point of BEGINNING being the northeast corner of the Gene Lambert et ux property of record in Book 7250, page 680, Register's Office for Davidson County, Tennessee; said point of BEGINNING also being in the westerly line of the B & W Investments property of record in Book 10255, page 496, Register's Office for Davidson County, Tennessee; thence from said point of BEGINNING with the northerly line of Lambert North 86°22'25" West a distance of 185.88 feet to an iron pin set in the easterly right-of-way of Cowan Avenue; thence with said right-of-way North 03°54'01" East a distance of 187.10 feet to a point in the westerly line of the John B. Jewell and Charles W. Chrichton property of record in Book 9484, page 783, Register's Office for Davidson County, Tennessee; thence with said line and the line of B & W Investments, South 05°03'58" West a distance of 60.00 feet to the point of BEGINNING, containing 11,189 square feet, more or less according to ALTA Survey for Michael K. Elder, Jr. & Charles Paul Bain III (property located at 401 Cowan Street, City of Nashville) prepared by Bruce Rainey and Associates Land Development Consultants, J. Bruce Rainey, Tennessee R.L.S. No. 823 dated July 1, 2005, as revised on July 27 and August 8, 2005, and bearing job no. 05-0117.

Being all of the same property conveyed to Michael K. Elder, Jr. and Charles Paul Bain, III from The Ballenger Family Limited Partnership, a Tennessee limited partnership, Robert L. Hill, an individual residing in the State of Tennessee, and Hill Ballenger Properties, a Tennessee general partnership composed of Robert L Hill and H. Allen Ballenger, in instrument number 20050826-0102702 filed in the Register of Deed's Office in Nashville, Tennessee.

THIS is improved property, known as: 401 Cowan Street, Nashville, TN 37207.

The herein described property is not now nor ever has been the principal place of residence of the Grantors herein.

This conveyance is subject to any and all zoning regulations, building restrictions, rights for public utilities, easements and setback lines applicable to this property, and taxes for the current year which have been pro-rated and assumed by the Grantee herein.

WITNESS our hands this 26 **day of** SEPTEMBER, **2005.**

MICHAEL K. ELDER, JR.

CHARLES P. BAIN, III

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, MICHAEL K. ELDER, JR. and CHARLES P. BAIN, III, the grantors, 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 at NASHVILLE, TENNESSEE, this 26 day of SEPTEMBER 2005.

NOTARY PUBLIC

My commission expires: 3-21-09