This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

Davidson County DEEDQC
Recvd: 10/31/05 08:05 4 pgs
Fees:22.00 Taxes:0.00
20051031-0130751

QUITCLAIM DEED

FROM:

RANGER INVESTMENTS, INC.

TO:

178 2ND AVENUE NORTH, LLC

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0-

Affiant

Subscribed and sworn to before me this 28th day of October, 2005.

Notary Public

7-19-08
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
178 2ND AVENUE NORTH, LLC **618 EAST BROUGHTON STREET** **SAVANNAH, GA 31401**	**SAME**	**93-6-2/66**

KNOW ALL MEN BY THESE PRESENTS that **Ranger Investments, Inc.**, a Georgia Corporation for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **178 2nd Avenue North, LLC**, a Georgia Limited Liability Company its successor and assigns, its entire right, title and interest in and to three tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to Ranger Investments, Inc., by Special Warranty Deed of record in Book 9730, Page 277, Register's Office for Davidson County, Tennessee ("Prior Deed") This conveyance is intended to supplement that certain Limited Warranty Deed executed by Ranger Investments, Inc. as of the date hereof in favor of 178 2nd Avenue North, LLC being recorded contemporaneously herewith, to the extent that certain Property Survey performed by John Kohl and Company, P.C., 400 Seventh Avenue South, Nashville, Tennessee 37203 dated as of October 20, 2005, reflects the meets and bounds description that is attached hereto as Exhibit-A, said description being slightly different than the description contained in the Prior Deed.

This is improved property also known as 170, 172 and 174 2nd Avenue North, Nashville, Tennessee 37201.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises including those listed on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, Ranger Investments, Inc. has caused this Quitclaim Deed to be executed by its duly authorized representative effective on the 27th day of October, 2005.

RANGER INVESTMENTS, INC.

By:

Its: Authorized Representative

STATE OF New York §
COUNTY OF New York §

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mario M. Kranjac, Esq. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Representative of Ranger Investments, Inc., a Georgia Corporation the within named Grantor, and that he as such Authorized Representative being authorized to do so executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ranger Investments, Inc, as its Authorized Representative.

Witness my hand and official seal this 27th day of October, 2005.

Notary Public

JAIPAT S. JAIN
Notary Public, State Of New York
No. 02JA6056289
Certified in New York County
Commission Expires February 20, 2007

Printed Name of Notary

Commission Expiration Date

2.20.07

EXHIBIT "A"
LEGAL DESCRIPTION

PROPERTY DESCRIPTION (TRACT 1)

LAND IN THE 6TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE PLAN OF THE RESUBDIVISION OF LOT 12 ON THE ORIGINAL TOWN OF NASHVILLE, RECORDED IN BOOK 5800, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE WEST RIGHT OF WAY OF FIRST AVENUE NORTH AT A BUILDING CORNER LOCATED SOUTH 185.9 FEET, MORE OR LESS, FROM THE SOUTHWEST INTERSECTION OF SAID FIRST AVENUE AND CHURCH STREET; THENCE WITH SAID FIRST AVENUE S 27° 12' 04" E, 27.7 FEET TO A BUILDING CORNER; THENCE LEAVING SAID FIRST AVENUE S 63° 07' 52" W, 110.6 FEET TO THE EAST ACE OF A BUILDING; THENCE ALONG SAID BUILDING N 27° 40' 54" W, 28.1 FEET; THENCE N 63° 20', 110.9 FEET TO THE TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRE, MORE OR LESS.

PROPERTY DESCRIPTION (TRACT II)

LAND IN THE 6TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE PLAN OF THE RESUBDIVISION OF LOT 12 ON THE ORIGINAL TOWN OF NASHVILLE, RECORDED IN BOOK 5800, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE EAST RIGHT OF WAY OF SECOND AVENUE NORTH AT A BUILDING CORNER LOCATED SOUTH 183.2 FEET, MORE OR LESS, FROM THE SOUTHEAST INTERSECTION OF SAID SECOND AVENUE AND CHURCH STREET; THENCE LEAVING SAID SECOND AVENUE N 63° 20' E, 97.28 FEET TO THE EAST FACE OF A BUILDING; THENCE ALONG SAID BUILDING S 27° 40' 54" E, 28.1 FEET TO AN EXISTING BUILDING; THENCE ALONG SAID BUILDING N 63° 07' 51" E, 110.6 FEET TO A BUILDING CORNER AT THE WEST RIGHT OF WAY OF FIRST AVENUE NORTH; THENCE ALONG SAID FIRST AVENUE S 27° 12' 04" E, 44.3 FEET TO A BUILDING CORNER; THENCE LEAVING FIRST AVENUE S 62° 08' W, 104.8 FEET; THENCE N 27° 16' W, 18.6 FEET; THENCE S 63° 06' W, 103.8 FEET TO THE EAST RIGHT OF WAY OF SECOND AVENUE NORTH; THENCE ALONG SAID SECOND AVENUE N 26° 51' 02" W, 55.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRE, MORE OR LESS.

PROPERTY DESCRIPTION (TRACT III)

LAND IN THE 6TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 12 ON THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE EAST RIGHT OF WAY OF SECOND AVENUE NORTH AT A POINT LOCATED SOUTH 149.8 FEET, MORE OR LESS, FROM THE SOUTHEAST INTERSECTION OF SAID SECOND AVENUE AND CHURCH STREET; THENCE LEAVING SAID SECOND AVENUE AND ALONG THE CENTER OF AN EXISTING PARTY WALL N 63° 15' 04" E, 208.0 FEET TO THE WEST RIGHT OF WAY OF FIRST AVENUE NORTH; THENCE ALONG SAID FIRST AVENUE S 27° 12' 04" E, 33.8 FEET TO A BUILDING CORNER; THENCE LEAVING SAID FIRST AVENUE S 63 20' W, 208.2 FEET TO THE EAST RIGHT OF WAY OF SECOND AVENUE NORTH; THENCE ALONG SAID SECOND AVENUE N 26° 51' 02" W, 33.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.16 ACRE, MORE OR LESS.

Being the same property conveyed to Ranger Investments, Inc. by Special Warranty Deed of record in Book 9730, Page 277, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. 2006 Taxes and subsequent years, a lien, but not yet due and payable until 10-1-06.

2. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

3. All matters shown on Plat recorded in Book 5800, Page 64.

4. Easement (s) to Tennessee Conservation, as set forth in Instrument recorded in Book 6206, Page 87 and Book 6462, Page 13.

5. Party Wall Agreement, as set forth in instrument recorded I Book 6727, Page 669.

6. Easement Agreement, as set forth in instrument recorded in Book 1944, Page 248.

7. Declaration of Reciprocal Easements of record in Book 5927, Page 130, as amended in Book 6719, Page 559.

8. Charter of Ranger Investments, Inc. of record in Book 8426, Page 47.

9. All matters shown on the Category I survey dated October 20, 2005 prepared by Patrick Coode, Tennessee Licensed Surveyor (License No. 855) on behalf of John Kohl and Company, P.C., also identified as File No. 58724-402.