STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

ALEXANDER M. NICHOLSON JR.
AFFIANT

Subscribed and sworn to before me, this 4th day of November, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 29, 2006

THIS INSTRUMENT PREPARED BY:
Mollie E. Mahan
Gullett, Sanford, Robinson & Martin, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, TN 37219-8888

Davidson County DEEDQC
Recvd: 11/09/05 12:40 3 pg:
Fees:17.00 Taxes:0.00
20051109-0135864

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Nicholson's Hi-Fidelity Center, Inc., 115 19th Avenue South Nashville, TN 37203	Same	Map 92-16 Parcel 126

LEONORA BROWN NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ALEXANDER M. NICHOLSON, JR.** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **NICHOLSON'S HI-FIDELITY CENTER, INC.,** a Tennessee corporation ("Grantee"), all right, title, and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 146 on the Plan of the Boyd Home Tract, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and more particularly described according to a Boundary Survey dated January 26, 1995, by A & A Engineers, Inc., Howard W. Anderson, Tennessee License No. 527, as follows:

Commencing at an iron rod in the westerly right of way margin of 19th Avenue and the northerly right of way margin of Broadway; thence with said northerly right of way S 37 deg. 43 min. 11 sec. W 104.7 feet, more or less, to an iron rod, the point of beginning; thence continuing with said right of way S 37 deg. 43 min. 11 sec. W 64.92 feet to an iron rod; thence leaving said right of way N 35 deg. 26 min. 34 sec. W 132.00 feet to an iron rod; thence N 36 deg. 56 min. 07 sec. E 62.00 feet to a railroad spike in the alley; thence S 36 deg. 45. min. 55 sec. E 132 feet to an iron rod, the point of beginning, containing 8,029 square feet or 0.18 acres, more or less.

Being the same property conveyed to Alexander M. Nicholson, Jr. by Warranty Deed from Charles E. Cooke, married and Nancy B. Cooke, married, of record in Book 10100, page 474, Register's Office for said County.

The subject property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is not the usual place of residence of the Grantor and of the Grantor's spouse, Laurie P. Nicholson. Nevertheless, the Grantor's spouse, Laurie P. Nicholson, has signed this deed below for the purposes of agreeing to this conveyance and to waive and release any right or interest she may possess or have in the subject real property by virtue of her marriage to the Grantor.

WITNESS my hand this 4th day of November, 2005.

Alexander M. Nicholson Jr.
ALEXANDER M. NICHOLSON, JR.

Laurie P. Nicholson
LAURIE P. NICHOLSON

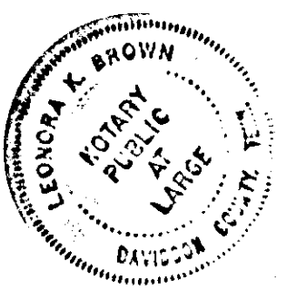
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER M. NICHOLSON, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2005.

Leonora K. Brown
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 29, 2006



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURIE P. NICHOLSON, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2005.

Leonora K. Brown
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 29, 2006

