Davidson County DEEDQC
Recvd: 02/24/06 09:03 4 pgs
Fees:22.00 Taxes:0.00
20060224-0021520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 092-12-0
Parcels 050.00,051.00,052.00 & 364.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this the 24th. day of February, 2006.

Notary Public

My Commission Expires: 3/31/2007

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION
BY: **PETER WEISS, ATTORNEY AT LAW**
761 Old Hickory Boulevard, Suite 301, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
1919 Investments, L.P.	**"NEW OWNERS"**
(Name)	(Name)
618 Church Street, Suite 200	
(Street Address)	(Street Address)
Nashville, Tennessee 37219	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael D. Shmerling Partners, G.P., a Tennessee General Partnership,** hereinafter called the **"Grantor"**, does hereby quitclaim and convey all of its right, title and interest to **1919 Investments, L.P., a Tennessee Limited Partnership**, hereinafter called the **"Grantee"**, its successors and assigns, in and to:

A tract or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described on **Exhibit "A"** attached hereto.

This conveyance is subject to any and all zoning regulations, building restrictions, the plan of record, if any, and any and all easements and/or rights-of-way and other matters of record, which are applicable the subject property.

Witness my hand this 24th. day of February, 2006.

Michael D, Shmerling Partners, G.P,
a Tennessee General Partnership

By:
Michael D. Shmerling,
Managing General Partner

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 D. Shmerling, 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 Managing General Partner of Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, the within named bargainor, and that he as such Managing General Partner of Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general Partnership by himself as, Managing General Partner.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th. day of February, 2006.

Notary Public

My commission expires: 3/31/2007

EXHIBIT "A"

Land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Twentieth Avenue North and Charlotte Avenue and Patterson Street, being Lots 92, 93, 94, 95 and part of 96 and 97, as shown on the plan of Murphy Land Company, Division "B" of record in Plat Book 161, Pages 126 and 127, R.O.D.C., part of Lot 1 as shown on the Plan of Cartwright Subdivision of record in Plat Book 57, Page 128, R.O.D.C. and adjacent portion of closed alleys, being more particularly described according to an ALTA/ACSM Land Title Survey by William C. Cockrill, Tennessee Registered Land Surveyor No. 1401, dated February 16, 2006, as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Twentieth Avenue North (50-foot right-of-way) at the southerly terminus of a curve return to the southerly right-of-way line of Charlotte Avenue (92-foot right-of-way);

THENCE, along said curve return with a curve to the right 27.70 feet to an iron pin in the southerly right-of-way line of Charlotte Avenue, said curve having a central angle of 105^ 49' 04", a radius of 15.00 feet, a tangent of 19.84 feet and a chord of N 26^ 40' 39" E, 23.93 feet;

THENCE, along the southerly right-of-way line of Charlotte Avenue, N 79^ 35' 07" E, 240.70 feet to an iron pin in the northwesterly corner of property of 1915 Charlotte Developers of record in Deed Book 6712, Page 204, R.O.D.C. and corrected in Deed Book 7017, Page 860, R.O.D.C.;

THENCE, along the westerly line of said 1915 Charlotte Developers property, S 26^ 15' 24" E, 147.40 feet to an iron pin in the northerly line of Alley No. 888 closed by Metropolitan Council Bill No. 097-925;

THENCE, crossing said alley, S 26^ 17' 01" E, 11.55 feet to an iron pin in the center of said closed alley;

THENCE, along the center of said closed alley S 66^ 51' 50" W, 59.04 feet to a new iron pin in the center of Alley No. 900, closed by Metropolitan Council Bill 086-1545;

THENCE, with the center of said Alley No. 900, S 26^ 14' 10" E, 72.44 feet to an iron pin at the northeast corner of Michael D. Shmerling of record in Instrument No. 200304140049123, R.O.D.C.;

THENCE, along the northerly line of said Shmerling, S 63^ 44' 35" W, 191.80 feet to an iron pin in the easterly right-of-way of Twentieth Avenue North, (50-foot right-of-way);

THENCE, along said right-of-way, N 26^ 13' 50" W, 279.45 feet to the Point of Beginning;

Containing 61,855 square feet, or 1.42 acres, more or less.

Included in the above legal description is a "Cross Access Easement" specifically retained for the use and benefit of Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, its successors and/or assigns, which Cross Access Easement shall run with and encumber the title to the land herein being conveyed, described as follows:

Being a portion of a parcel of land in the Nineteenth Civil District, Nashville, Davidson County, Tennessee located along the easterly margin of Twentieth Avenue North, south of Charlotte Pike and being more particularly described, as follows:

BEGINNING at a point along the easterly margin of Twentieth Avenue North, said point being 55.22 feet north of the northwest corner of Lot 91, as shown on the plan of Murphy Land Company, Division "B" of record in Plat Book 161, Pages 126 and 127, R.O.D.C.:;

THENCE, with said margin of Twentieth Avenue North, N 26^13'50" W, 24.00 feet to a point;

THENCE, leaving said margin of Twentieth Avenue North with the northerly side of a 24-foot cross access easement, N 63^44'35"E, 191.79 feet to a point;

THENCE, leaving said northerly side of said 24-foot cross access easement, S 26^14'10" E, 24.00 feet to a point on the southerly side of said access easement;

THENCE, with the southerly side of said easement, S 63^44'35" W, 191.80 feet to the point of beginning.

Containing 4,603 square feet or 0.11 acre more or less.

Included in the conveyance of the subject property, the said Grantor, Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, hereby grants to the Grantee, 1919 Investments, L.P., a Tennessee Limited Partnership, the non-exclusive use of up to a maximum of twenty-seven (27) parking spaces designated by and located on the property retained by the Grantor.

Being part of the property conveyed to Michael D. Shmerling Partners, G.P., A Tennessee General Partnership by Special Warranty Deed from Charlotte Pike Redevelopment Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20030414-0049123, Registers Office for Davidson County, Tennessee.