Davidson County DEEDQC
Recvd: 02/24/06 09:04 3 pgs
Fees:17.00 Taxes:0.00
20060224-0021521

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 092-12-0
Parcel 298.00

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:

Plaza 18, 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 **Plaza 18, 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"

Being a parcel of land located in the First Civil District, Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Eighteenth Avenue North and Church Street and being more particularly described, according to a ALTA/ACSM Land Title Survey by William C. Cockrill, Tennessee Registered Land Surveyor No. 1401, dated February 22, 2006, as follows:

BEGINNING at the point of intersection of the westerly margin of Eighteenth Avenue North and the northerly margin of Church Street, said point being the southeast corner of the herein described parcel;

THENCE, with said northerly margin of Church Street, S 50^ 01'16" W, 250.00 feet to an existing iron rod in the southeast corner of property conveyed to Michael D. Shmerling & Company., LLC of record in Book 10366, Page 213, R.O.D.C.;

THENCE, leaving said northerly margin of Church Street with the easterly line of Shmerling Property, N 39^ 47'28" W, 162.50 feet to a point in the southerly margin of Hubbs Alley;

THENCE, with said southerly margin of Hubbs Alley, N 50^01'16" E, 250.00 feet to a point in the westerly margin of Eighteenth Avenue North;

THENCE, with said westerly margin of Eighteenth Avenue North, S 39^47'28" E, 162.50 feet to the point of beginning.

Containing 40,625 square feet or 0.93 acres, more or less.

Being the same property conveyed to Michael D. Shmerling & Co., LLC, a Tennessee Limited Liability Company by General Warranty Deed from Plaza 18, Inc., a Tennessee corporation, of record in Book 10245, page 849, Register's Office for Davidson County, Tennessee. The subject property now vested in Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, as surviving entity of Michael D. Shmerling & Co., LLC, a Tennessee Limited Liability Company, under the Certificate of Merger of record in Instrument No. 200001070002709, Register's Office for Davidson County, Tennessee.