FROM: D. Brian Kemp and John Broderick

TO: BK Partners

BOX 13
10441

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
BK Partners	Owner	62-1-17
5800 California Ave.		62-1-22
Nashville, TN 37209		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title & Escrow
3354 Perimeter Hill Dr. #142
Nashville, TN 37211

Prepared from information
furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

D. Brian Kemp
affiant

Subscribed and sworn to before me this
the 13th day of March, 2006

Notary Public
Commission Expires: May 30

We, D. Brian Kemp and John Broderick do hereby quitclaim to BK Partners their Heirs and Assigns, all our rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land located in Davidson County, Tennessee, described according to a survey by Dale and Associates, Engineers, dated July 20, 2005, as follows:

Beginning at the intersection of Briley Parkway and Pennington Bend Road; thence along the westerly margin of Pennington Bend Road South 04 degrees, 38 minutes, 12 seconds West, 614.20 feet; South 04 degrees, 38 minutes, 11 seconds West, 6.10 feet to a concrete monument at an offset in the right-of-way of said road; thence along said offset South 85 degrees, 49 minutes, 30 seconds East 24.55 feet; thence continuing along the westerly margin of Pennington Bend Road, following a curve to the left having a central angle of 11 degrees, 27 minutes, 52 seconds, and a radius of 1225 feet, a distance of 244.71 feet to an iron rod; thence leaving Pennington Bend Road South 84 degrees, 35 minutes, 23 seconds West, 196.60 feet to the low water mark of Cumberland River; thence upstream along said low water line, North 13 degrees, 58 minutes, 48 seconds West, 842.05 feet to a point on the south right-of-way of Briley Parkway; thence with the south margin of same North 81 degrees, 07 minutes, 13 seconds East, 428.80 feet to the point of beginning, containing 5.79 acres more or less.

Being the same property conveyed to D. Brian Kemp and John Broderick as of record in Instrument No. 20050909-0108779, said Register's Office.

Unimproved (x)
This is improved property ( ) known as

2471 Pennington Bend Road, Nashville, TN 37214

Davidson County DEEDQC
Recvd: 03/14/06 15:05 2 pgs
Fees:12.00 Taxes:0.00
20060314-0029441

Witness our hand(s) this the 13th day of March, 2006.

D. Brian Kemp

John Broderick

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 D. Brian Kemp 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 the 13th day of March, 2006.

Notary Public
Commission Expires: May 30 2007

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 John Broderick 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 the 13th day of March, 2006.

Notary Public
Commission Expires: May 30 2007