Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rhythm Partners, LLC 115 16th Avenue South, Suite 200 Nashville, TN 37203	Map & Parcel Nos. 093-09-0-253.00 and 093-09-0-254.00	Same

This instrument prepared by:
Waller Lansden Dortch & Davis, LLP (CBR)
511 Union Street, Suite 2700
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 03/31/06 12:33 4 pgs
Fees:22.00 Taxes:0.00
20060331-0036682

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LUI NASHVILLE DEMONBREUN STREET II, LLC**, a Delaware limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **RHYTHM PARTNERS, LLC**, a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 1508 and 1510 Demonbreun Street, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no representations

or warranties whatsoever with regard to the Property or Grantor's interest therein.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the 31st day of March, 2006.

LUI NASHVILLE DEMONBREUN STREET II, LLC, a Delaware limited liability company

By: _____
Name: F. Russ Nicholson
Title: VICE PRESIDENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named F. Russ Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of Lui Nashville Dem, ST. II the within named bargainor, a Delaware limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the limited liability company, in his capacity as Vice President.

_____
Notary Public in and for the State of Texas

EDNA J. LIMA
MY COMMISSION EXPIRES
DECEMBER 30, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me
this 31st day of March, 2006.

Notary Public

My Commission Expires: 7/25/09

DEBORAH SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

EXHIBIT A

Property Description

Land Lying in the Nineteenth Councilmatic District of Nashville Davidson County, Tennessee and being more particularly described as follows:

Beginning at a existing iron pin lying in the Southerly right of way of Alley No 235 (12' row) 699.10' east of the Easterly margin of 16th Ave. (R. O. W. 49.5') and also being the Northwesterly corner of the hereon described property and having a state plane coordinate of N 663.559.44, E 1735357.33;

Thence, along said alley North 62° 32' 55" East, passing an existing iron pin at 49.84'. A total distance of 150.00 feet to an existing iron pin;

Thence, with the Westerly line of Helen Walker of Record Deed Book 5387, Page 66, R. O. D. C., South 27° 32' 51" East, a distance of 166.00 feet to a mag nail (Set) in the Northerly R. O. W. of Demonbreun Street (R. O. W. varies);

Thence, with the Northerly right of way of Demonbreun Street (R. O. W. varies) South 62° 32' 55" West, a distance of 150.00 feet to a mag nail (set);

Thence, with the Easterly line of Demonbreun Street Properties, LLC of record in instrument 200301310014019, R. O. D. C. North 27° 32' 50" West, a distance of 166.00 feet to the point of beginning.

CONTAINING 24,900 SQUARE FEET OR 0.57 ACRES, MORE OR LESS, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212.

Being the same property conveyed to LUI NASHVILLE DEMONBREUN STREET II, LLC, a Delaware limited liability company, by deed from DEMONBREUN STREET PROPERTIES, LLC, a Tennessee limited liability company, of record as Instrument No. 20051108-0135485, Register's Office for Davidson County, Tennessee; and further conveyed to RHYTHM PARTNERS, LLC, a Tennessee limited liability company, by deed from LUI NASHVILLE DEMONBREUN STREET II, LLC, a Delaware limited liability company, of record as Instrument No. * , Register's Office for Davidson County, Tennessee.

*20060331-0031681