This Instrument Prepared By:
C. Palmer Pillans
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 05/24/06 14:21 3 pgs
Fees:17.00 Taxes:0.00
20060524-0061123

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Ritzen Brothers, LLC 513 Third Avenue South Nashville, TN 37210	Same	Map: 93-10 Parcel: 455

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Charles A. Ritzen, ("Grantor") does hereby quitclaim and convey unto Ritzen Brothers, LLC ("Grantee"), all of his right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of May, 2006.

Charles A. Ritzen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Benjie P. Rust, a Notary Public in and for said County and State, Charles A. Ritzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1 day of May, 2006.

BENJIE P. RUST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Benjie P. Rust
NOTARY PUBLIC

My Commission Expires:
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Karen B. Pillans
AFFIANT

Subscribed and sworn to before me, this 1st day of May, 2006.

Monica W. Petty
NOTARY PUBLIC

My Commission Expires:
5/24/2008

MONICA W. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 32 and the northerly 10 feet of Lot No. 31 on the College Campus Plan of Lots, not of record, described as follows:

Beginning on the westerly margin of Third Avenue South, formerly College Street, 219 feet 10 inches southerly from the southerly margin of Peabody Street; thence at right angles westerly 161 feet to the easterly line of Almond Street, formerly Hume Street; thence southerly with the easterly line of said Street 50 feet; thence easterly 161 feet to the westerly line of Third Avenue South; thence with the westerly line of said Avenue, northerly 50 feet to the beginning.

Being the same property conveyed to Charles A. Ritzen from MJM Real Estate Investments, LLC, by Warranty Deed of record as Instrument No. 20030919-0139030 in the Register's Office for Davidson County, Tennessee.