Davidson County DEEDQC
Recvd: 06/20/06 15:41 2 pgs
Fees:12.00 Taxes:0.00
20060620-0073771

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, TN c/o Nattie Scalf 101 Shepard Hills Drive Madison, Tennessee 37115	EXEMPT	Map: 93-6-2 Parcel: 69

In accordance with the terms and conditions of an Agreement For Payments In Lieu of Ad Valorem Taxes dated May 25, 2005, by and between Grantor, The Industrial Development Board of Nashville and Davidson County, Tennessee, and The Metropolitan Government of Nashville and Davidson County, Tennessee, and other good and valuable consideration, the receipt of which is hereby acknowledged, LOFTS AT 160, LLC, ("Grantor"), has bargained and sold, and by these presents does transfer and convey all of the Grantor's right, title and interest in the subject property unto The Industrial Development Board of Nashville and Davidson County, Tennessee, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Second Avenue North, between Broad Street and Church Street and being a part of Lot 13 on the plan of the Original Town of Nashville, not of record, being more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue North, said point being southerly 311.99 feet along said margin from the southerly margin of Church Street;

Thence, leaving said margin with the south line of Rhea Building, LLC and Music City, LLC, Et. Al. of record in Instrument No. 2002060568176, Register's Office for Davidson County, Tennessee ("R.O.D.C.T."), N 62° 08' 00'' E, 208.91 feet to a point in the west margin of First Avenue North;

Thence, with said margin, S 27° 07' 00" E, 85.00 feet to a point;

Thence, leaving said margin with the north line of Howard & Manis Enterprises, Inc., of record in Book 9600, page 755, R.O.D.C.T., S 62° 08' 04" W, 209.17 feet to a point in the east margin of Second Avenue North;

Thence, with said margin, N 26° 56' 20" W, 85.00 feet to the Point of Beginning.

Containing 17,767 square feet or 0.41 acres, more or less.

Being the same property conveyed to the Grantor by deed of record as Instrument No. 20050526-0059568, R.O.D.C.T.

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this Quitclaim Deed as of May 25, 2005.

LOFTS AT 160, LLC

By: S F Manager, LLC, Managing Member

By: Robert C. Mathews, III
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C.H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of S F Manager, LLC, the Managing Member of Lofts at 160, LLC, the within named bargainor, a limited liability company, and that he as such officer, being duly authorized, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal at office on this the 25th day of May, 2005.

Argie Y. Norwood
NOTARY PUBLIC

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 25th day of May, 2005.

Argie Y. Norwood
Notary Public

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11-14-09

This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
Suite 1700, AmSouth Center
Nashville, Tennessee 37238