PICK-UP

Davidson County DEEDQC
Recvd: 06/21/06 14:20 2 pgs
Fees:12.00 Taxes:0.00
20060621-0074235

RECORD & RETURN TO:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215

QUITCLAIM DEED

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on June 21, 2006.

NOTARY PUBLIC
My Commission Expires: 1/27/07

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Attorney at Law
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Bedford Avenue Developers, a Tennessee General Partnership 2200 Abbott Martin Road Nashville, TN 37215	SAME	Map 117-14 Parcel 420

KNOW ALL MEN BY THESE PRESENTS that **Bedford Avenue Developers**, a Tennessee General Partnership, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Bedford Commons I, LLC, a Tennessee limited liability company, its successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Being Lot 5 of the Final Plat of Bedford Avenue Subdivision, Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bedford Avenue Developers, a Tennessee General Partnership, by Quitclaim Deed from Bedford Developers, a Tennessee General Partnership, of record in Instrument No. 20050406-0037967, Register's Office for Davidson County, Tennessee, dated March 10, 2004, and recorded April 6, 2004. See also deeds of record in Instrument No. 20040310-0027790, Instrument No. 20040204-0013760, and Instrument No. 20040203-0013082, said Register's Office.

Being further the same property conveyed to Bedford Avenue Developers, a Tennessee General Partnership, by Warranty Deed from Juanita B. Lundell and Edward W. Bryan, of record in Instrument No. 20040107-0002620, Register's Office for Davidson County, Tennessee, dated January 2, 2004 and recorded January 7, 2004.

Being further the same property conveyed to Bedford Avenue Developers, a Tennessee General Partnership, by Warranty Deed from Audrey C. Santi, Trustee of the Audrey C. Santi Revocable Living Trust, of record in Instrument No. 20040311-0028035, Register's Office for Davidson County, Tennessee, dated March 10, 2004 and recorded March 11, 2004.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on June 21, 2006.

BEDFORD AVENUE DEVELOPERS,
a Tennessee General Partnership

BY: _____

ITS: General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named Ed Cooper, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a member of Bedford Avenue Developers, a Tennessee General Partnership, the within named bargainor, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing for by himself as member of Bedford Avenue Developers, a Tennessee General Partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of June, 2006.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE