QUITCLAIM DEED

B-MFR-06-0120B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Nicholas Gocco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
120 Third Avenue South, LLC	120 Third Avenue South, LLC C/O Gene Gilbert, Manager	
(NAME) 120 Third Avenue South	(NAME) 721 Noble Oak Drive	93-6-4-55.00
(ADDRESS) Nashville, Tennessee 37201	(ADDRESS) Marietta, GA 30068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THE UNDERSIGNED GRANTOR(S), THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, HAVE THIS DAY BARGAINED AND SOLD, Vincent R. Peach, unmarried, HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY QUITCLAIM AND CONVEY UNTO 120 Third Avenue South, LLC, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTEE(S), THEIR (SUCCESSORS), HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land (the "Land") lying and being situated in the City of Nashville, Davidson County, Tennessee, and being more particularly described in the Legal Description set forth on Exhibit "A", attached hereto, and all other improvements situated on the Land together with (i) all buildings, fixtures and improvements located thereon, (ii) all rights and appurtenances thereto in anywise belonging to Grantor, including, but not limited to, all interest, if any, of Grantor in any permits, authorizations, governmental entitlements, licenses, approvals and easements, (iii) all right, title and interest of Grantor, if any, in, and to, all rights-of-way, or rights of ingress to and egress from the real property, and any land lying in or under the bed of any highway, avenue, street or alley, in, on, access or adjoining the real property, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate, and (vi) all water, sewer and other utility capacity commitments and/or credits, if any, which pertain to or inure to the benefit of such real property (all of such property referred to herein as the "Property").

This conveyance is made and accepted subject to the leases, easements, covenants, restrictions and the other matters and exceptions affecting the Property and set forth on Exhibit "B", attached hereto and incorporated by reference ("Permitted Exceptions").

Davidson County DEEDQC
Recvd: 08/16/06 15:32 4 pgs
Fees:22.00 Taxes:0.00
20060816-0101150

unimproved ( )

This is improved (X) property, known as 120 Third Avenue South, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 15th day of August, 2006.

Vincent R. Peach

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent R. Peach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

EXHIBIT "A"

LEGAL DESCRIPTION

Land In The 19th Councilmanic District Of Nashville, Davidson County, Tennessee, being part of Lot 28 in John Price's Plan Of Lots, recorded in Book 2, Page 246, Register's Office for said County and more particularly described according to the unrecorded Category I Survey Prepared By Patrick S. Coode a Licensed Tennessee Surveyor (License No. 855) on behalf of John Kohl and Company dated July 28, 2006 and identified as Project No. 6020.001 as Follows:

Beginning On the easterly margin of Third Avenue South, formerly College Street at the southwest corner of the lot conveyed to Richland Piliponis by deed recorded as Instrument No. 20020621-0074881, approximately 234.6 feet southeast of the southeast intersection of Third Avenue and Broadway;

Thence leaving said Third Avenue North 60 degrees 17 minutes 00 seconds east a distance of 106.82 feet to a building corner; thence south 30 degrees 19 minutes 49 seconds east a distance of 85.93 feet to a building corner; thence south 60 degrees 14 minutes 49 seconds west a distance of 107.27 feet to a building corner point also being on said easterly margin of Third Avenue South; thence north 30 degrees 01 minutes 40 seconds west along said easterly margin a distance of 85.99 feet to the point of beginnning.

Said lot consists of Lot No. 6 and the northern 4 feet of Lot No. 7 in the Ellis and Moore Plan as of record in Plan Book No. 1, Page 358, Chancery Court Of Davidson County, Tennessee, and also a part of Lot No. 2 in the Davidson Academy Plan, not of record, also a Part Of Lot No. 28 in John Price's Plan of Lots, as of record in Book No. 2, Page 246, of the Register's Office for said County.

This conveyance expressly includes herein and transfers hereby all rights, titles and interest in and to party walls, and specifically including but not excluding all others, all rights, titles and interest in that wall referred to and of record in Book 330, Page 1, Said Register's Office.

Being the same property conveyed to Vincent R. Peach by Quitclaim Deed from Vincent Peach d/b/a Marly Investments, LLC being recorded contemporaneously herewith as Instrument No. 20060816-0101148 said Register's office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2006

2. Party wall(s) situated partly on the subject property and partly on adjoining properties and the terms and provisions of the Agreement relating to the use and maintenance thereof recorded on Book 330, Page 1 Register's Office for Davidson County Tennessee.

3. All matters shown on the Plan of Record in Book 2, Page 246 Register's Office for Davidson County, Tennessee.

All matters shown on the unrecorded Category I Survey of the property prepared by Pat Code Tennessee Licensed Surveyor No. 855 on behalf of John Kohl & Company dated July 28, 2006 and Identified by Project No. 6020.001.