Davidson County DEEDQC
Recvd: 08/17/06 16:22 4 pgs
Fees:22.00 Taxes:0.00
20060817-0101782

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County Box 14-A

File No. 19745-6
Map 106-05
Parcels 71, 71.02
87,88, & 89

ADDRESS NEW OWNER AS FOLLOWS:
90 Polk Avenue Investors, LLC
461 Craighead Street
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, BKB PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantor, by these presents does hereby quitclaim and convey unto 90 POLK AVENUE INVESTORS, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

Tract I
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Polk Avenue, at a corner common of the property of BKB Properties, LLC, as of record in Instrument Number: 20020131-0013581, at the Register's Office for Davidson County, Tennessee, said iron rod being located at Northing: 658,785.78; Easting: 1,749,083.09; on the State Plane Coordinate System NAD-83 (1990);

Thence with the westerly right-of-way line of Polk Avenue, South 06 deg 01 min 42 sec West, 354.87 feet to an iron rod, at a corner common with Lot 1 of the Final Plat of City View Park, Section Thirteen, as of record in Plat Book 9700, Page 418, at the Register's Office for Davidson County, Tennessee, also being the property of Billy W. Finley & Beverly J as of record in Deed Book 10376, Page 264, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line Polk Avenue, with the northerly property line of Lot 1, North 83 deg 51 min 06 sec West, 369.84 feet to an existing iron rod, at a corner common with Lot 2 of the Final Plat of City View Park, Section Thirteen, also being the property of Earl H. Sadler, Et Al, as of record in Deed Book

7736, Page 303A, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 83 deg 14 min 08 sec West, 12.29 feet to an existing iron rod;

Thence with the easterly property line of said Lot 2, North 06 deg 47 min 08 sec East, 153.34 feet to an existing iron rod, at a corner common with Lot 20 of Section Five, City View Park, as of record in Plat Book 4885, Page 169, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 20, North 05 deg 23 min 52 sec East, 315.40 feet to an existing iron rod, at a corner common with the property of BKB Properties, LLC;

Thence with the southerly property line of BKB Properties, LLC, South 67 deg 18 min 27 sec East, 117.82 feet to an existing iron rod;

Thence North 22 deg 55 min 38 sec East, 9.57 feet to an iron rod set;

Thence South 67 deg 22 min 22 sec East, 142.00 feet to an existing iron rod;

Thence South 22 deg 42 min 06 sec West, 9.66 feet to an existing iron rod;

Thence South 67 deg 17 min 54 sec East, 140.52 feet to the POINT OF BEGINNING. Containing 158,420 square feet or 3.637 acres more or less.

Tract II

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 16, 17 and 18 of the Rice Lands, as of record in Plat Book 57, Page 126, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of- way line of Polk Avenue, at a corner common with the property of Kenneth D. Petty & Ted L. Petty, as of record in Deed Book 8036, Page 165, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 658,581.96; Easting: 1,749,121.81; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the easterly right-of-way line of Polk Avenue, with the southerly property line of Kenneth D. Petty & Ted L. Petty, South 83 deg 53 min 58 sec East, 132.50 feet to an existing iron rod in the westerly right-of-way line of Alley Number 2082;

Thence with the westerly right-of-way line of Alley Number 2082, South 06 deg 01

min 42 sec West, 149.79 feet to an existing iron rod, at a corner common with the northerly right-of-way line of Alley Number 2082;

Thence leaving the westerly right-of-way line of Alley Number 2082, with the northerly right-of-way line of Alley Number 2082, North 83 deg 59 min 32 sec West, 132.50 feet to an existing pk nail at the intersection with the easterly right-of-way line of Polk Avenue;

Thence leaving the northerly right-of-way line of Alley Number 2082, with the easterly right-of-way line of Polk Avenue, North 06 deg 01 min 42 sec East, 150.00 feet to the POINT OF BEGINNING. Containing 19,861 square feet or 0.456 acres more or less.

Tracts I and II BEING part of the same property conveyed to Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, by Special Warranty Deed from John R. Hooton et ux, Elizabeth Hix Hooton, of record in Instrument No. 20011221-0141172, Register's Office for Davidson County, Tennessee. And further conveyed to BKB Properties, LLC, by Quitclaim Deed from Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, of record in Instrument No. 20020131-0013581, and Quitclaim Deed of record Instrument No. 20060809-0098246, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS conveyance is made for the purpose of stating the new legal description of the property being conveyed per the ALTA/ACSM Land Title Survey dated August 3, 2006, prepared by Scot Cherry, Registered Land Surveyor. The prior deed to the Grantor does convey the same property as stated above but states the legal description of the property from the prior Quitclaim Deed recorded as Instrument Number 20020131-0013581, and Quitclaim Deed of record Instrument No. 20060809-0098246 Register's Office for Davidson County, Tennessee, per the survey dated June 15, 1987, revised June 23, 1987, by Kevin A. Edmondson, Registered Land Surveyor. The Grantor hereby transfers and quitclaims any interest which it may have in said property to the within named Grantee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 16th day of August, 2006.

BKB Properties, LLC
a Tennessee limited liability company

By: _____
Bruce K. Burnett, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Bruce K. Burnett, 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 BKB Properties, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2006.

Jennifer L. Johnson
NOTARY PUBLIC



My Commission Expires: Nov. 24, 2007

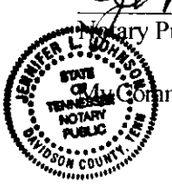
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00.

Bruce K. Burnett
Affiant

Subscribed and sworn to before me this the 16th day of August, 2006.

Jennifer L. Johnson
Notary Public



My Commission Expires: Nov. 24, 2007