THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 09/21/06 14:38 3 pgs
Fees:17.00 Taxes:0.00
20060921-0117334

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Chandler, Jr., Judith Bryant, and Thomas H. Ware, Trustee of the Chandler Family Trust P.O. Box 65249 Washington, D.C. 20035	(same)	Map: 103-8 Pars: 48, 49 & 51

CITY OF WASHINGTON) The actual consideration
DISTRICT OF COLUMBIA) for this transfer is $ NONE

James L. Chandler, Jr. Executor
Affiant

SUBSCRIBED AND SWORN to before me this 15 day of September, 2006.

Notary Public
My Commission Expires: 1/1/2011

CATHY TRAN NOTARY PUBLIC DISTRICT OF COLUMBIA

Cathy Tran
Notary Public, District of Columbia
My Commission Expires 1/1/2011

Pursuant to the Last Will and Testament of James L. Chandler, deceased, of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office at Will Book 5554, page 1337853, and to more particularly describe the real property devised under said Will, I, JAMES L. CHANDLER, JR., Executor of the Estate of James L. Chandler, Sr., deceased, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto, JAMES L. CHANDLER, JR., as to a one-third undivided interest, JUDITH BRYANT, as to a one-third undivided interest, and THOMAS H. WARE, Trustee of the Chandler Family Trust f/b/o Deborah Mangrum u/w/o James L. Chandler, deceased, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, as to a one-third undivided interest, their respective heirs, personal representatives, successors and assigns, all of my right, title and interest in and to those certain tracts or parcels of improved property located in Davidson County, Tennessee and more fully described on Exhibit A attached hereto and incorporated herein by reference.

Said property is known as 101, 103 and 107 45th Avenue, North, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor conveys in his fiduciary capacity only and not individually.

WITNESS our hands this 15th day of Sept., 2006.

James L. Chandler, Jr. Executor
JAMES L. CHANDLER, JR., Executor of
the Estate of James L. Chandler, Sr.

CITY OF WASHINGTON)
DISTRICT OF COLUMBIA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. CHANDLER, JR., Executor for the Estate of James L. Chandler, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Washington, D.C., this 15 day of SEPTEMBER, 2006.

Notary Public

My Commission Expires:

1/1/2011

Cathy Tran
Notary Public, District of Columbia
My Commission Expires 1/1/2011

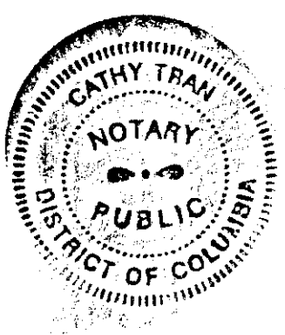


EXHIBIT A

Property Description

Tract 1:

Land in Davidson County, Tennessee, being part of Block No. 28 on the Map of Sylvan Park Company's Plan, as of record in Book 332, page 104, Register's Office for said County, described as follows:

Beginning at the southwest corner of 45th Avenue, North and the first alley south of the southerly margin of Colorado Avenue, said point being 180 feet south of the southerly margin of said Colorado Avenue; thence with the southerly margin of said alley westwardly 150 feet; thence southwardly and parallel with the westerly margin of 45th Avenue, North, 62 feet; thence, eastwardly and parallel with the southerly margin of said alley, 150 feet to the westerly margin of 45th Avenue North; thence with said avenue northwardly 62 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Block No. 28 on the map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County, described as follows:

Beginning at the northwest corner of Murphy Road or Minnesota Avenue, as now established, and 45th Avenue North; thence with the westerly margin of 45th Avenue North, northwardly 126 feet, more or less, to the southeast corner of the property conveyed to Robert R. Gibson and wife, by deed from Alvin Bowling and wife, of record in Book 1261, page 609, said Register's Office; thence with said Gibson's southerly line, westwardly 150 feet to the easterly margin of a proposed alley; thence with said alley, southwardly 83 feet, more or less, to the northerly margin of Murphy Road; thence with said road eastwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to J. Lynn Chandler (being the same person as James L. Chandler, Sr.) and wife, Louise Wheeler Chandler, by deed from Lera Mae Allison Robinson, a widow, of record in Book 6570, page 659, Register's Office for Davidson County, Tennessee, the said Louise Wheeler Chandler having predeceased J. Lynn Chandler and the said J. Lynn Chandler having subsequently died.