Davidson County DEEDQC
Recvd: 10/05/06 12:20 4 pgs
Fees:22.00 Taxes:0.00
20061005-0123863

*This Instrument Prepared By:*
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*BAYDOUN & KNIGHT, PLLC*
*424 Church Street, Suite 2650*
*Nashville, Tennessee 37219*

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Berger Building Partners, LLC<br>162 8th Avenue North<br>Nashville, Tennessee 37203 | Berger Building Partners, LLC<br>162 8th Avenue North<br>Nashville, Tennessee 37203 | 93-5-4-32 |

***This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.***

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**FOR AND IN CONSIDERATION** of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Joshua Smith,** a resident of the State of Tennessee, by these presents does hereby transfer and convey unto **Berger Building Partners, LLC,** a Tennessee limited liability company, all of his right, title and interest, in and to the tracts of land situated in Davidson County, Tennessee as described as follows:

Said property is described on Exhibit "A" attached hereto and made a part hereof.

This is improved property located at 162 8th Avenue North, Nashville, Tennessee 37203.

No portion of the above described property is homestead of the Grantor.

This conveyance is made subject to rights of way, easements, restrictions and reservations of record as located, and ad valorem taxes for the 2006 year.

TO HAVE AND TO HOLD TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of October, 2006.

Joshua Smith

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joshua Smith,** whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2006.

Notary Public

My Commission Expires: 01/23/2010

WM. LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $0.00.

BERGER BUILDING PARTNERS, LLC,
Affiant

BY: _____
Joshua Smith, Chief Manager

Subscribed and sworn to before me, this
4th day of October, 2006.

_____
Notary Public

My Commission Expires: 01/23/2010

WM. LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT A -Property Description**

(TO QUITCLAIM DEED BETWEEN JOSHUA SMITH AND BERGER BUILDING PARTNERS LLC)

PARCEL NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 151 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 85 feet 8.2 inches, more or less, north of the northerly margin of Commerce Street, said point being the northwest corner of the property conveyed to M.S. and L. Lebeck by deed from Robert Vaughn, Clerk and Master of record in Book 452, page 404, Register's Office for said County; thence with the easterly margin of said Avenue, northwardly 71 feet, more or less, to the southwest corner of the Robert's property; thence with said Robert's southerly line eastwardly 160 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 71 feet, more or less, to the northeast corner of said Lebeck's property; thence with Lebeck's northerly line westwardly 160 feet, more or less, to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PARCEL:

Being a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the Homer Brown, Jr., et al property as of record in Deed Book 6922, page 290, Register's Office for Davidson County, Tennessee, bounded on the east by the westerly margin of alleyway #113, bounded on the south by the Ira Mendell property as of record in Deed Book 7897, page 545, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing P.K. nail in the westerly margin of the alleyway #113 and being the northeasterly corner of the tract herein described;

Thence, with the westerly margin of alleyway #113, South 27 deg. 18 min. 28 sec. East 71 feet;

Thence, a common line with the Ira Mendall property as of record in Deed Book 7897, page 545, Register's Office for Davidson County, Tennessee, South 62 deg. 31 min. 37 sec. West, 43.70 feet;

Thence, a common line with the Homer Brown, Jr., et al property as of record in Deed Book 6922, page 290, Register's Office for Davidson County, Tennessee, North 62 deg. 31 min. 37 sec. East, 43.70 feet to the point of beginning.

Being part of the same property conveyed to Turtle Realty, LLC, by deed of record as Instrument No. 20001208-0121181, said Register's Office.

PARCEL NO. 2:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the Ira Mendell property as of record in Deed Book 7897, page 545, Register's Office for Davidson County, Tennessee, bounded on the south by the northerly margin of Commerce Street, bounded on the west by the easterly margin of Eighth Avenue North, and being more particularly described as follows:

Commencing at a point, said point being the intersection of the easterly margin of Eighth Avenue North and the northerly margin of Commerce Street;

Thence, with the easterly margin of Eighth Avenue North, North 27 deg. 18 min. 28 sec. West, 55.00 feet;

Thence, a common line with the Ira Mendell property as of record in Deed Book 7897, page 545, Register's Office for Davidson County, Tennessee, North 62 deg. 31 min. 37 sec. East, 28.92 feet;

Thence, with a new line, South 27 deg. 18 min. 28 sec. East, 55.00 feet;

Thence, with the northerly margin of Commerce Street, South 62 deg. 31 min. 48 sec. West, 28.92 feet to the point of beginning.

PARCEL NO. 3:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the Turtle Realty, LLC, property as of record as Instrument No. 200012080121181, Register's Office for Davidson County, Tennessee, bounded on the south by Goodlett Realty Co. property as of record in Deed Book 1586, page 92, Register's Office for Davidson County, Tennessee, bounded on the west by the easterly margin of Eighth Avenue North and being more particularly described as follows:

Commencing at a point in the easterly margin of Eighth Avenue North, said point being 85.00 feet northerly of the northerly margin of Commerce Street and being the northwesterly corner of the tract herein described;

Thence, a common line with the Turtle Realty, LLC, property as of record as Instrument No. 200012080121181, Register's Office for Davidson County, Tennessee, North 62 deg. 31 min. 37 sec. East, 107.39 feet;

Thence, with a new line, South 27 deg. 18 min. 28 sec. East, 15.00 feet;

Thence, with a new line, South 62 deg. 31 min. 37 sec. West, 78.47 feet;

Thence, with a new line, South 27 deg. 18 min. 28 sec. East, 15.00 feet;

Thence, a common line with the Goodlett Realty Co., property as of record in Deed Book 1586, page 92, Register's Office for Davidson County, Tennessee, South 62 deg. 31 min. 37 sec. West, 28.92 feet;

Thence, with the easterly margin of Eighth Avenue North, North 27 deg. 18 min. 28 sec. West, 30.00 feet to the point of beginning.

Parcel Nos. 2 and 3 Being the same property conveyed to Turtle Realty, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20051006-0120441, said Register's Office.