Davidson County DEEDQC
Recvd: 12/01/06 14:20 3 pgs
Fees:17.00 Taxes:0.00
20061201-0148633

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
HSD Holding, LLC 612 10th Avenue North, Nashville, TN 37203	same	093-01-0-091.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, FRANKLIN INDUSTRIES, INC. by these presents does hereby quitclaim and convey unto HSD HOLDING, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the property described on Exhibit A attached hereto, being all that property contained in Map Parcel Number 093-01-0-091.00.

The source of this description is the prior deed of record.

Being the same property conveyed to grantor by deed of record in Book 7698, page 174, Register's Office of Davidson County, Tennessee.

This is unimproved property located on 10th Avenue North, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of November, 2006.

FRANKLIN INDUSTRIES, INC.

By: _____
Name: H. Rodes Hart
Title: C.E.O.

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid H. Rodes Hart, the CEO of Franklin Industries, Inc., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained and is authorized by the corporation to execute this instrument on behalf of the corporation, in his/her capacity as the CEO of the corporation.

WITNESS my hand, at office, this 30th day of November, 2006.

Notary Public

My Commission Expires: My Commission Expires January 23, 2010

CAROL A. WOODS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me
this 30th day of November, 2006.

Notary Public

My Commission Expires:

My Commission Expires January 23, 2010

CAROL A. WOODS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

6184353.1

Exhibit A
(page 1 of 1)

EXHIBIT A

Description of property at: Nashville, Tennessee
To: Franklin Industries, Inc.
Deed File No.: 47057-015-999-GR

Land lying in Davidson County, Tennessee, formerly being part of Lots 10, 11, 12, 13 and 14 as shown on the map of Cannon Subdivision, as of record in Plan Book 1, Page 53, Chancery Court for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod in the northerly margin of Gay Street and lying perpendicular and 50 feet easterly from the centerline of CSX Railroad Track No. 1, said margin of Gay Street intersecting the main track at Valuation Station 154+318; thence running parallel and 50 feet from the centerline of said track N 35°21'32" W 132.59 feet to an iron rod; thence with a curve to the left with a central angle of 05°27'00", a radius of 1248.17 feet, an arc length of 118.73 feet, in a chord of N 38°05'02" W 118.68 feet to an "X" marked in a concrete wing wall in the southerly margin of Jo Johnston Avenue; thence with said avenue N 62°10'09" E 93.84 feet to an iron rod in the westerly margin of 10th Avenue North; thence with said avenue S 29°04'00" E 248.00 feet to an iron rod in the northerly margin of Gay Street; thence with said street S 61°53'30" W 60.69 feet to the POINT OF BEGINNING, containing 0.43 acres, more or less.

BEING all or part of the same property acquired by Nashville, Chattanooga and St. Louis Railway, a predecessor of Grantor, from C. W. Grant, by deed dated December 6, 1912, recorded in Deed Book 435, Page 343; J. R. Snead, deed dated March 2, 1892, Deed Book 164, Page 411 and Tennessee Property Co., deed dated January 4, 1916, Deed Book 482, Page 168, Public Land Records of Davidson County, Tennessee.