Davidson County DEEDQC
Recvd: 01/08/07 11:25 4 pgs
Fees:22.00 Taxes:0.00
20070108-0002956

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM: **FRANK MESSER, JR.**
BRIANE MESSER, AND
TIM MESSER

TO: **306 BROADWAY, LLC**

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $-0-.

Affiant

Subscribed and sworn to before me this 5th day of January, 2007.

Notary Public

7-19-08
Commission Expiration Date

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
306 BROADWAY, LLC **ATTN: GENE GILBERT** **P.O. BOX 680245** **MARIETTA, GA 30068-0005**	**SAME**	**83-6-2/26**

KNOW ALL MEN BY THESE PRESENTS that **FRANK MESSER, JR., BRIANE MESSER AND TIM MESSER**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **306 BROADWAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successor and assigns, their entire right, title and interest in and to two tracts of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved property known as 308 and 310 Broadway, Nashville, TN 37201.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including but not necessarily limited to these matters setforth on a attached Exhibit "B".

WITNESS our hands this 5th day of January, 2007.

Frank Messer, Jr.

Briane Messer

Tim Messer

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **FRANK MESSER, JR., BRIANE MESSER AND TIM MESSER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2007.

Jill Connors
Notary Public

7-19-08
Commission Expiration Date

JILL CONNORS
Printed Name of Notary

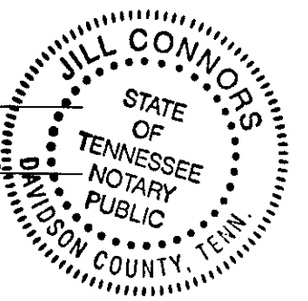


EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING ALL OF THE PROPERTY DESCRIBED ACCORDING TO AN UNRECORDED ALTA/ACSM LAND TITLE SURVEY PREPARED BY PATRICK S. COODE, A TENNESSEE LICENSED SURVEYOR (LICENSE NUMBER 855) ON BEHALF OF JOHN KOHL AND COMPANY, A DIVISION OF THE SCHNEIDER CORPORATION, SAID SURVEY AS REVISED BEING DATED 12-7-06 AND REFERRED TO BY PROJECT NUMBER 6048.001, AND SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN THE 6TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 45 ON THE ORIGINAL PLAN OF NASHVILLE, NOT OF RECORD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT OF WAY OF BROADWAY, 104.5 FEET SOUTHWEST OF THE INTERSECTION OF SAID BROADWAY AND THE WESTERLY RIGHT OF WAY OF THIRD AVENUE NORTH;

THENCE ALONG SAID BROADWAY S 59° 27' 52" W, 58.05 FEET TO THE EAST RIGHT OF WAY OF METRO ALLEY NO. 10;

THENCE LEAVING BROADWAY AND ALONG SAID ALLEY N 29° 45' 40" W, 107.0 FEET TO THE SOUTH RIGHT OF WAY OF METRO ALLEY NO. 16½;

THENCE ALONG SAID ALLEY N 58° 46' 47" E, 56.88 FEET;

THENCE LEAVING SAID ALLEY S 30° 23' 20" E, 107.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS A COMBINATION OF 308 AND 310 BROADWAY.

Being the same property conveyed to Frank Messer, Jr., Briane Messer, and Tim Messer in Instrument No. 20020305-0027615, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 93-6-2/26 (Parcel A) and Tax Parcel Nos. 93-6-2/27 and 28 (Parcel B).

2. Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983.

3. Capital Mall Redevelopment Plan of record in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613; and Instrument No. 20050124-0008719.

4. All matters shown on Plat recorded in Book 7900, Page 314.

5. All matters shown on Plat recorded in Book 7800, Page 317.

6. Easements retained and maintained by Metropolitan Government pursuant to Ordinance Bill No. 91-1585.

7. All matters shown on the unrecorded ALTA/ACSM Land Title Survey prepared by Patrick S. Coode, a Tennessee licensed surveyor (License No. 855) on behalf of John Kohl and Company, a division of the Schneider Corporation, said survey as revised being dated December 7, 2006 and referred to by Project No. 6048.001.