Davidson County DEEDQC
Recvd: 08/23/07 14:25 4 pgs
Fees:22.00 Taxes:0.00
20070823-0101043

This Instrument Was Prepared By:
John M. Brittingham
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Tennessee Voices for Children, Inc. Attn: Ms. Charlotte Bryson 701 Bradford Avenue Nashville, TN 37204	same	Map 105 14 0 225.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, 701 BRADFORD AVENUE LLC, a Tennessee limited liability company, by these presents hereby quitclaims and conveys unto TENNESSEE VOICES FOR CHILDREN, INC., a Tennessee not-for-profit corporation, and its successors, representatives and assigns, all its right, title and interest in and to the following described tract or parcel of land, to wit:

Attached as "Exhibit A"

This is improved property, known as 701 Bradford Ave., Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

WITNESS MY HAND this the 23rd day of August, 2007.

701 BRADFORD AVENUE LLC, a Tennessee limited liability company

By: John Grooms

Title: President

387600-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Gracyalny of the state and county aforesaid, personally appeared John Groomes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument), of 701 Bradford Avenue LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of August, 2007.

Elizabeth Gracyalny
NOTARY PUBLIC

My Commission Expires:
1/26/08

ELIZABETH GRACYALNY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

387600-1

STATE OF TENNESSEE)
COUNTY OF Davidson)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $ 0 .

Charlotte Bryson
Grantee or Grantee's Agent

Subscribed and sworn to before me this 22nd day of August, 2007.

Tina L. Boone
NOTARY PUBLIC

My Commission Expires:
January 3, 2011

TINA L. BOONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

387600-1

EXHIBIT A

Land lying in the Seventeenth Councilmanic District, City of Berry Hill, Davidson County, Tennessee, also being Lot No. 1 as shown on the plan of Melpark Subdivision, Section 4, of record in Book 6250, page 803, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., James Allen Crawford, III, TN RLS No. 1455, updated August 20, 2007, as follows:

Beginning at an iron pin (found) lying in the southerly margin of Bradford Avenue, being South 71° 04' 00" West, a distance of 135.21 feet from the radius return of Bradford Avenue and White Avenue, and being the northwesterly corner of the herein described tract;

Thence, along said southerly margin of Bradford Avenue (50' R.O.W.) North 71° 04' 00" East, a distance of 135.21 feet to an iron pin (set);

Thence along a curve to the right having a radius of 25.00 feet and a central angle of 90° 05' 49" and being subtended by a chord which bears South 63° 54' 06" East 35.39 feet, and an arc distance of 39.31 feet to an iron pin (set);

Thence, along the westerly margin of White Avenue (60' R.O.W.) South 18° 50' 00" East, a distance of 158.71 feet to an iron pin (found);

Thence, leaving said margin, along or near the northerly line of Frank Davis Jr. of record in Deed Book 6295, Page 244, said Register's Office and John Lovell of record in Deed Book 6933, Page 815, said Register's Office, South 71° 04' 00" West, a distance of 161.33 to an iron pin (found);

Thence, along the easterly line of Melpark Properties Management, L.P. of record in Deed Book 11037, Page 674, said Register's Office, North 18° 30' 00" West, a distance of 183.75 feet to the Point of Beginning.

Containing 29,409 ± Square Feet or 0.67± acres, more or less.

Being the same property conveyed to 701 Bradford Avenue LLC, a Tennessee limited liability company, by deed dated May 6, 1997, of record in Book 10444, page 760, in the Register's Office for Davidson County, Tennessee.