Return to Box 51B

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)*
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 08/31/07 16:17 5 pgs
Fees:27.00 Taxes:0.00
20070831-0105318

QUITCLAIM DEED

Address New Owner	**Send Tax Bills To:**	**Map and Parcel Nos.:**
KENNERAVE.HFP/BNA.LLC 4429 Warner Place Nashville, Tennessee 37205	Same	103-15-029.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KENNER AVENUE HOLDING CORP., INC.** ("Grantor"), a Tennessee corporation, does hereby quitclaim and convey unto **KENNERAVE.HFP/BNA.LLC** ("Grantee"), a Tennessee limited liability company, its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property").

This is improved property known as 100 Kenner Avenue, Nashville, Tennessee 37205. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the Property, specifically including without limitation (1) 2007 Davidson County real property taxes, a lien due but not yet due and payable; (2) all matters shown on the Plan of record in Book 421, page 155, said Register's Office; (3) Sewer Easement conveyed to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, to Grace's Realty Company, of record in Book 4457, page 514, said Register's Office; and (4)

Permanent Easement and right-of-way for electric lines for ingress and egress conveyed to the City of Nashville, as set forth in Book 2031, page 7, said Register's Office.

[the remainder of this page has been intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of August, 2007.

GRANTOR:

KENNER AVENUE HOLDING CORP., INC.

By:_____
Dr. Jeffrey Eskind, President

[The remainder of this page has been intentionally left blank.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $0.00

KENNERAVE.HEP/BNA,LLC

By: _____
Print Name: _____
Title: _____

Subscribed and sworn to before me, this 31st day of August, 2007.

_____
NOTARY PUBLIC

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:
MY COMMISSION EXPIRES:
March 22, 2008

*This Quitclaim Deed is being executed in conjunction with a Special Warranty Deed for the purpose of quitclaiming the Property as described in a survey dated June 13, 2007, prepared by Ragan-Smith-Associates, Inc., Ted J. Stevenson II, RLS Tenn. No. 2136.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dr. Jeffrey Eskind, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Kenner Avenue Holding Corp., Inc., a Tennessee corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Kenner Avenue Holding Corp., Inc., by himself as such President.

Witness my hand, at office, this 31st day of August, 2007.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-24-08

EXHIBIT A
(Property Description)

BEING A PARCEL OF LAND LYING IN THE TWENTY-FOURTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS A PORTION OF LOTS 1 AND 2 AS SHOWN ON THE PLAN ENTITLED "BRANSFORD REALTY CO'S SUBDIVISION OF LOTS 4 AND 5, KENNER MANOR SUBD." OF RECORD IN PLAT BOOK 421, PAGE 155, R.O.D.C. (REGISTER'S OFFICE FOR DAVIDSON COUNTY). SAID LOTS RE LOCATED ON THE EASTERLY RIGHT-OF-WAY OF KENNER AVENUE APPROXIMATELY 200 FEET SOUTHEAST OF THE INTERSECTION OF HARDING PIKE/WEST END AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY OF KENNER AVENUE AT THE MOST SOUTHERLY CORNER OF FIRST STATE PROPERTIES OF RECORD IN INSTRUMENT NUMBER 20061204-0148874, R.O.D.C. AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID FIRST STATE PROPERTIES AND SUDEKUM L.P. OF RECORD IN DEED BOOK 11075, PAGE 781, R.O.D.C. AND HARDING ROAD LLC OF RECORD IN INSTRUMENT NUMBER 20010130-0009140, R.O.D.C. NORTH 49 DEGREES 27 MINUTES 42 SECONDS EAST, 205.50 FEET TO AN IRON ROD (NEW) AT THE NORTHWESTERLY CORNER OF CITY OF NASHVILLE OF RECORD IN DEED BOOK 2031, PAGE 7, R.O.D.C.;

THENCE, WITH SAID CITY OF NASHVILLE, SOUTH 30 DEGREES 52 MINUTES 57 SECONDS EAST, 84.53 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY LINE OF KENNER AVENUE PROPERTIES OF RECORD IN DEED BOOK 6327, PAGE 721, R.O.D.C.;

THENCE, WITH SAID KENNER AVENUE PROPERTIES, SOUTH 53 DEGREES 42 MINUTES 45 SECONDS WEST, 197.79 FEET TO AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY OF KENNER AVENUE;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 35 DEGREES 36 MINUTES 39 SECONDS WEST, 68.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,379 SQUARE FEET OR 0.35 ACRES MORE OR LESS.

THIS DESCRIPTION WAS BASED ON A SURVEY DATED JUNE 13, 2007, PREPARED BY RAGAN-SMITH-ASSOCIATES, INC., TED. J. STEVENSON II, RLS TENN NO. 2136.