2nd

This Instrument Prepared By:
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Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Commerce Center, Suite 1000
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 06/04/08 15:40 3 pg:
Fees:17.00 Taxes:0.00
20080604-0057501

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
SSI-Nashville, LLC 5111 Maryland Way, Suite 201 Brentwood, Tennessee 37027	Same	Map 93-6-4; Parcel Nos. 15, 39, and 40

For and in consideration of the sum of $10.00 cash in hand paid, **SULLIVAN'S OF TENNESSEE, INC.**, a Tennessee corporation (the "Grantor"), does hereby quitclaim and convey unto **SSI-NASHVILLE, LLC**, a Tennessee limited liability company (the "Grantee"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 329 Broadway in Nashville, Tennessee.

The Property is conveyed subject to any and all limitations, restrictions and encumbrances as may affect the Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature appears on following page]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand this 4th day of June, 2008.

GRANTOR:

SULLIVAN'S OF TENNESSEE, INC.,
a Tennessee corporation

By: _____
Name: Mark Mednansky
Title: President

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Mednansky, 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 of Sullivan's of Tennessee, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and seal, at office, in Dallas County, Texas, this the 30th day of May, 2008.

Jonnie L. Callahan
Notary Public

My Commission Expires:
12-23-2010

JONNIE L. CALLAHAN
Notary Public, State of Texas
My Commission Expires 12-23-10

STATE OF TEXAS
COUNTY OF DALLAS

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

_____
Affiant

Subscribed and sworn to before me, this the 30th day of May, 2008.

Jonnie L. Callahan
Notary Public

My Commission Expires: 12-23-2010

JONNIE L. CALLAHAN
Notary Public, State of Texas
My Commission Expires 12-23-10

EXHIBIT A

Being three tracts of land in the central portion of Davidson County, lying in the 6th Councilmanic District of Nashville, Tennessee. Bounded on the North by right-of-way of Broadway, having a 104' public right-of-way, also on the North by Lufay Anderson Sweet, II as recorded in Deed Book 8977, page 826 and Instrument No. 200301150006649, Register's Office of Davidson County (RODC) and on the East by Alton Ross, Jr. & Timothy S. Smith as recorded in Instrument No. 200308010109560 & Instrument No. 200308010109560, RODC, on the South by Cumberland Trust & Investment Co., Trustee as recorded in Instrument No. 200504260046488, RODC on the West by right-of-way of 4th Avenue South, having a 72' public right-of-way, Tract being more particulary described as follows;

Beginning at an existing PK Nail at the Northwest corner of tract being described, said point also being at the intersection of the southern right-of-way of Broadway and the eastern right-of-way of 4th Avenue South and also being the POINT OF BEGINNING;

THENCE with said southern right-of-way of Broadway North 62 degrees 07 minutes 55 seconds East for a distance of 46.21 feet to a point, said point lying on a common wall of Parcel 15 & 17;

THENCE leaving the right-of-way of Broadway and along the common wall South 27 degrees 19 minutes 57 seconds East for a distance of 90.00 feet to a point;

THENCE continuing along the common wall North 62 degrees 07 minutes 55 seconds East for a distance of 23.79 feet to a point;

THENCE continuing along the common wall South 27 degrees 19 minutes 57 seconds East for a distance of 25.88 feet to an existing PK Nail on the southern property line of Lufay Anderson Sweet, II;

THENCE along the southern property line of Lufay Anderson Sweet, II North 62 degrees 51 minutes 08 seconds East for a distance of 40.21 feet to a building corner in the western property line of Alton Ross, Jr. & Timothy Smith, Jr.;

THENCE along the eastern property line of Alton Ross, Jr. & Timothy Smith, Jr. South 27 degrees 08 minutes 52 seconds for a distance of 35.00 feet to an existing iron pin in the northern property line of Cumberland Trust & Investment Co., Trustee;

THENCE along the northern property line of Cumberland Trust & Investment Co., Trustee South 62 degrees 51 minutes 08 seconds West for a distance of 110.09 feet to a new iron pin in the eastern right-of-way of 4th Avenue South;

THENCE along the eastern right-of-way of 4th Avenue South North 27 degrees 19 minutes 57 seconds West for a distance of 150.00 feet to the POINT OF BEGINNING containing 9,794 $\pm$ square feet or 0.224 $\pm$ acres more or less.

Being the same property conveyed to Sullivan's of Tennessee, Inc., a Tennessee corporation by General Warranty Deed from Morris Furniture Company, Inc., a Tennessee corporation of record in Instrument No. 20050504-0050029, Register's Office of Davidson County, Tennessee, and by Quitclaim Deed from Morris Furniture Company Inc. of record in Instrument No. 20050504-0050030, in said Register's Office, and by General Warranty Deed from Joel Morris, Elaine Eskind and Alyse Sprlntz, Co-Trustees of the Trusts U/W/O Jennie Morris F/B/O Joel Morris, F/B/O Elaine Eskind and F/B/O Alyse Sprintz, and Joel Morris, Elaine Morris Eskind and Alyse Morris Sprintz of record in Instrument No. 20050504-0050031, said Register's Office, and by Qultclaim Deed from Joel Morris, Elaine Eskind and Alyse Sprintz Co-Trustees of the Trusts U/W/O Jennie Morris F/B/O Joel Morris, F/B/O Elaine Eskind and F/B/O Alyse Sprintz and Joel P. Morris, Elaine Morris Eskind and Alyse Morris Sprintz of record in Instrument No. 20050504-0050032, said Register's Office.