Davidson County DEEDQC
Recvd: 07/08/08 13:50 3 pgs
Fees:17.00 Taxes:0.00
20080708-0070213

This Instrument Was Prepared By:
S. Justin Davis
Klehr, Harrison, Harvey, Branzburg and Ellers, LLP
260 S. Broad Street
Philadelphia, PA 19102

QUITCLAIM DEED

Address of New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number(s):
c/o Edie Johnson 2525 West End Avenue Suite 940 Nashville, TN 37203	The Carell Family, LLC c/o Edie Johnson 2525 West End Avenue Suite 940 Nashville, TN 37203	93-6-2 Parcel 105

KNOW ALL MEN BY THESE PRESENTS that CPC REALTY, LLC, a Delaware limited liability company, 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, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto The Carell Family, LLC, a Tennessee limited liability company, its successors and assigns, its entire right, title and interest in and to a certain improved parcel of land in Davidson County, Tennessee, commonly known as follows 215 Church Street, Nashville, Tennessee, legally described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

BEING THE SAME PROPERTY CONVEYED TO CPC REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM ALLRIGHT CORPORATION, A DELAWARE ~~LIMITED LIABILITY COMPANY~~ CORPORATION OF RECORD IN INSTRUMENT NO. 20070725-0088412, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED BY THE PARTIES AND HAS NOT CONDUCTED AN EXAMINATION OF THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED IN THIS QUITCLAIM DEED, AND THEREFORE MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE WHATSOEVER AS TO THE STATUS OF TITLE TO SAID PROPERTY.

[Signature appears on following page]

WITNESS my hand this 31st day of March 2008.

CPC REALTY, LLC, a Delaware limited liability company

By: _____
John I. Hall, Authorized Signatory

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVISDSON)

BEFORE ME, a Notary Public in and for said County and State, personally appeared John I. Hall, who acknowledged that he, as the Authorized Signatory, did execute the foregoing instrument on behalf of CPC REALTY, LLC, a Delaware limited liability company, and that the same was his free act and deed individually and in his capacity indicated above, and the free act and deed of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at this 31st day of March 2008.

Notary Public
Name: A. W. Morrison
My Commission Expires: 3/21/2009

A. W. MORRISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVISDSON)

The actual consideration for this transfer is $ 0

_____
Affiant: John I. Hall

Subscribed and sworn to before me on this 31st day of March 2008.

_____
Notary Public

My Commission Expires: 3/21/2009

A. W. MORRISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009

Exhibit A

215 Church Street

Beginning at a point of intersection of the Southerly right-of-way line of Church Street and the Easterly right-of-way line of Third Avenue North; thence N62° 09' 49"E a distance of 107.09 feet to a PK nail found; thence S27° 09' 38"E a distance of 151.38 feet to a point; thence S62° 47' 08"W a distance of 107.12 feet to a point; thence N27° 08' 48"W a distance of 150.22 feet to the point of beginning, as shown on that certain survey prepared by Christopher S. Denham, RLS No. 2000, of Denham Land Surveyors, LLC, dated January 18, 2007, last revised March 28, 2008, Denham Project No. 08013-08.