Davidson County DEEDQC
Recvd: 07/15/08 09:50 2 pgs
Fees:12.00 Taxes:0.00
20080715-0072415

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue South
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Music Row, LLC **40 Cedar Street** **Dobbs Ferry, New York 10522**	**Same**	**Map 104-04** **Parcel 180.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **Eugene R. Giarratana,** does hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto **Music Row, LLC, a New York Limited Liability Company,** its heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 88, 89, and 90 on the plan of the subdivision of the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office of Davidson County, Tennessee, and described according to a survey made by W. B. Southgate, Surveyor, of record in Book 332, page 82, Register's Office of Davidson County, TN as follows:

Beginning on the easterly margin of 16th Avenue South 100 feet northwardly from the northeast corner of said avenue and Edgehill Avenue; thence eastwardly 151.5 feet to the westerly margin of an alley; thence with said alley northwardly 35 feet; thence westwardly 151.5 feet to the easterly margin of 16th Avenue South; with said Avenue southwardly 35 feet to the beginning.

Included herein, but excluded from this conveyance, and this conveyance is subject to, an easement for ingress and egress on and along the easterly 64.5 feet of the north boundary line and being ten feet wide of the within described property being conveyed.

This conveyance is made together with the conveyance of an easement for ingress and egress measuring 10 feet wide and running on and along the easterly 64.5 feet of the south boundary line of property known as 1106 16th Avenue South and further described as being the northerly part of Lots 88, 89, and the north part of the west part of Lot 90 of the Boyd Ament Tract and as recorded in Book 21, page 83 and more particularly described as beginning at a point on the easterly margin of 16th Avenue South, 135 feet north of the northeast corner of said Avenue and Edgehill; being the northwest corner of the property conveyed to George C. Bradley, by deed of record in Book 370, page 574, Register's Office of Davidson County, Tennessee; thence easterly along Bradley's north line 151.5 feet to Bradley's northeast corner; thence northerly along the westerly margin of Alley No. 438 extended, 34-1/2 feet more or less to the southeast corner of Lot 3 in the Walsh and Wrenne's Subdivision of record in Book 182, page 464, Register's Office of Davidson County, TN, thence westerly along the south line of Lot 3, being the north line of the closed alley, 151-1/2 feet to the easterly margin of 16th Avenue South; thence southerly along the easterly margin of said Avenue, 34-1/2 feet more or less to the beginning.

This conveyance is subject to any and all easements and restrictions of record.

Being the same property conveyed to Eugene R. Giarratana, by deed from Phillip Goodhand-Tait of record in Book No. 8103, Page 561, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1108 – 16th Avenue South, Nashville, TN 37212.**

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 **day of July, 2008.**

EUGENE R. GIARRATANA

STATE OF New York
COUNTY OF Westchester

Before me, the undersigned, a notary public in and for said County and State, personally appeared Eugene R. Giarratana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of July, 2008.

My Commission Expires: 4/24/10

NOTARY PUBLIC

NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES APRIL 24, 2010

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 14th **day of July, 2008.**

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

My Commission Expires:

NOTARY PUBLIC