Davidson County DEEDQC
Recvd: 07/15/08 10:17 3 pgs
Fees:17.00 Taxes:0.00
20080715-0072439

Bk 31-B
S+R
KAB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCEL
Map 092-11-0
Parcel 092.00

The actual consideration or value, whichever is greater, for this transfer is $ NONE .

Affiant

Subscribed and sworn to before me this 11th day of July, 2008.

My Commission Expires: 1/3/2011

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Charlotte 2300, LLC,	**"NEW OWNER"**
A Tennessee Limited Liability Co.	(Name)
(Name)	
1201 Villa Place, Suite 201	
(Street Address)	(Street Address)
Nashville TN 37212	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Steve C. Asbury, Married, hereinafter called the "Grantor", do hereby quitclaim and convey all of my right, title and interest to Charlotte 2300, LLC, a Tennessee Limited Liability Company, herein the "Grantee", its successors and assigns, in and to the certain tract of land located in Davidson County, Tennessee, more fully described on Exhibit "A" attached hereto.

Being the same property conveyed to Steve C. Asbury, married, by Deed from Michael A. Myers, of record in Instrument No. 20070717-0085115, Register's Office for Davidson County, Tennessee.

This conveyance has been executed by the Grantor for the sole purpose of vesting the legal title of the subject property into the name of the Tennessee Limited Liability Company which was intended to hold legal title and has receive all equitable benefits therefrom.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property, restrictions and other matters of record.

Being property located at 2300 Charlotte Avenue, Nashville, TN 37203.

This is subject property is commercial property and is not now nor ever has been the principal place of residence of the Grantor herein.

Witness my hand this 11th.day of July, 2008.

Steve C. Asbury

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve C. Asbury, the bargainor with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th.day of July, 2008.

Notary Public

My Commission Expires: 1/3/2011

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
TO
LEGAL DESCRIPTION

A TRACT OF LAND LYING ON THE NORTH MARGIN OF CHARLOTTE AVENUE AND THE WEST MARGIN OF 23RD AVENUE NORTH, SAID TRACT BEING LOTS 44, 45, 46, 47, 48, AND 49, AND A 12 FOOT ALLEY AS SHOWN THE PLAN OF BURLINGTON HEIGHTS SUBDIVISION OF PART OF ELLISTON PROPERTY, A PLAN OF WHICH IS OF RECORD IN PLAT BOOK 332, PAGE 13 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID ALLEY BEING FORMERLY KNOWN AS ALLEY NO. 925 ON THE OFFICIAL STREET MAP OF THE CITY OF NASHVILLE WHICH WAS CLOSED AUGUST 2, 1960 BY COUNCIL BILL NO. 60-119, AND MORE FULLY DESCRIBED ACCORDING TO A SURVEY BY JESSE E. WALKER, TENNESSEE REGISTERED LAND SURVEYOR # 1486, DATED JULY 9, 2008,
AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY INTERSECTION OF SAID CHARLOTTE AVENUE AND 23RD AVENUE NORTH, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 44;

(1) THENCE ALONG SAID MARGIN OF CHARLOTTE AVENUE , SOUTH 70°39'52" WEST, 323.70 FEET TO AN IRON PIN, BEING THE SOUTHEAST CORNER OF SAID LOT 49, AND THE SOUTHEAST CORNER OF THE STATE OF TENNESSEE PROPERTY, AS RECORDED IN DEED BOOK 3982, PAGE 270, OF SAID REGISTER'S OFFICE;
(2) THENCE LEAVING SAID MARGIN OF CHARLOTTE AVENUE, ALONG THE EAST LINE OF STATE'S PROPERTY, NORTH 03°01'47" WEST, 156.65 FEET TO AN IRON PIN THE NORTHWEST CORNER OF SAID LOT 49 AND THE SOUTHWEST CORNER OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION PROPERTY (T.D.O.T.), AS RECORDED IN DEED BOOK 999, PAGE 611 OF SAID REGISTER'S OFFICE;
(3) THENCE ALONG THE NORTH LINE OF SAID LOT 49 AND THE SOUTH LINE OF SAID T.D.O.T.'S PROPERTY, NORTH 70°39'52" EAST, 13.53 FEET TO AN IRON PIN;
(4) THENCE CONTINUING ALONG SAID LINES NORTH 02°39'05" WEST, 12.68 FEET TO AN IRON PIN IN THE SOUTH LINE OF SAID T.D.O.T.'S PROPERTY, AND THE NORTHWEST CORNER OF SAID ALLEY;
(5) THENCE ALONG SAID LINE OF T.D.O.T.'S PROPERTY AND THE NORTH LINE OF SAID ALLEY, NORTH 70°39'52" EAST , 262.50 FEET TO AN IRON PIN ALONG SAID MARGIN OF 23RD AVENUE NORTH AND BEING THE SOUTHEAST CORNER OF SAID T.D.O.T.'S PROPERTY;
(6) THENCE ALONG SAID MARGIN OF 23RD AVENUE NORTH, SOUTH 19°21'07" EAST, 162.50 FEET TO THE POINT OF BEGINNING.

BEING all the same property conveyed to STEVE C. ASBURY, MARRIED, by Deed from MICHAEL A. MYERS, of record in Instrument No. 20070717-0085115, Register's Office for Davidson County, Tennessee.