Davidson County DEEDQC
Recvd: 07/31/08 10:45 3 pg
Fees:17.00 Taxes:0.00
20080731-0078490

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
12th & Paris, LLC c/o 139 Partners 301 Church Street Nashville, TN 37201	Same	Map 118-1 Parcels 80, 81 and 82

We, Charles Joe and wife, Hee-Mee Y Joe (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey all of our right, title and interest in and to the following described property to 12th & Paris, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"), said property being a certain tract or parcel of land located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land located in the 18th Councilmanic District of Nashville, Davidson County, Tennessee at the intersection of Paris Avenue and 12th Avenue South. Being Lots 75, 76 and 77 on the final plat of Map of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee (R.O.D.C.) and being more particularly described based upon a survey prepared by Barge Waggoner Sumner & Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008, as follows:

Beginning at the intersection of the southerly right-of-way of Paris Avenue and the westerly right-of-way of 12th Avenue South;

Thence with said right-of-way of 12th Avenue South as follows:

S 12^0 04'17" W. 74.91 feet;

S 14^0 00' 41"W, 119.93 feet to a northeasterly corner of David E. Cypress, Trustee property of record in Deed Book 11288, page 644, R.O.D.C.;

Thence with the northerly boundary of said Cypress, Trustee property N 77^0 55'43" W. 155.94 feet to the easterly right-of-way Alley No. 428;

Thence with said easterly right-of-way N 12^0 04' 17" E. 194.77 feet to the southerly right-of-way of Paris Avenue;

Thence with said southerly right-of-way S 77^0 55' 43" E. 160.00 feet to the beginning. Containing 30,920 square feet or 0.710 acre, more or less.

Being the same property conveyed to CHARLES JOE AND WIFE, HEE-MEE-Y JOE, by deed from HUBERT V. SMITH AND WIFE, SIBLE SMITH, of record in Book 6797, page 155, dated February 21, 1986, said Register's Office.

IN TESTIMONY WHEREOF, this instrument is executed by Grantors on the 30th day of July, 2008.

CHARLES JOE

HEE-MEE Y JOE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared Charles Joe and wife, Hee-Mee-Y Joe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30th day of July, 2008.

Notary Public

My Commission Expires:
3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE