Davidson County DEEDQC
Recvd: 08/26/08 09:51 2 pg
Fees:12.00 Taxes:0.00
20080826-0087500

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Richard Piliponis, James Higgins & Marvin D. Himmelberg** **116 Third Avenue South** **Nashville, Tennessee 37201**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **09314046700**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

NSHE Ripon, LLC, an Arizona limited liability company

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Richard D. Piliponis, James S. Higgins and Marvin D. Himmelberg

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lots 40 and 41 on the plan of Barrow Grove Addition to Nashville, Tennessee, as of record in Plat Book S, page 279, and being the Tankard Company property as of record in Book 7325, page 358, and being bounded on the north by the south right-of-way of Elm Street, on the east by the west right-of-way of Fourth Avenue South, on the south by the Howard Youree property as of record in Book 1580, page 443, and on the west by the east right-of-way of alley number 146 and being more particularly described as follows:

Beginning at a building corner at the intersection of the south right-of-way of Elm Street and the west right-of-way of Fourth Avenue South;

Thence with the face of the building south 25 deg. 07 min. 04 sec. east, 31.00 feet to a building corner common with Youree;

Thence with the face of the building and Youree south 64 deg. 43 min. 30 sec. west, 165.20 feet to a building corner at the intersection at the east right-of-way line of alley number 146;

Thence with the face of the building and the right-of-way of alley number 146 north 25 deg. 07 min. 04 sec. west, 31.00 feet to a building corner at the intersection of the south right-of-way of Elm Street;

Thence with the face of the building and the right-of-way of Elm Street north 64 deg. 43 min. 30 sec. east, 165.20 feet to the point of beginning.

Containing 5,121 square feet (0.118 acres more or less).

BEING the same property conveyed to NSHE Ripon, LLC, an Arizona limited liability company, by warranty deed from James B. Altman, sole Trustee, or his successors in trust, under the James B. Altman Living Trust, dated December 1, 1993, and any amendments thereto, of record in Instrument No. 20070726-0088673, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Fourth Avenue South, Nashville, Tennessee 37201.

WITNESS MY HAND this the 25th day of January, 2008.

NSHE RIPON, LLC

By: **National Safe Harbor Exchanges, a California corporation**
Its: **Sole Member**
By: Annette Reed
Name: Annette Reed
Its: Exchange Coordinator

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF MARICOPA

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **NSHE RIPON, LLC, an Arizona limited liability company, By,*** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 25th day of January, 2008.

*By: Annette Reed
Its: Exchange Coordinator

OFFICIAL SEAL
JAMES V. WOODLEY
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Nov. 6, 2009

James V. Woodley
NOTARY PUBLIC
My Commission Expires: Nov. 6, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 30th day of January, 2008.

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC