Davidson County DEEDQC
Recvd: 10/29/08 14:22 3 pgs
Fees:17.00 Taxes:0.00
20081029-0108062

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael K. Elder, Jr. 401 Cowan Street Nashville, TN	SAME AS NEW OWNER	Map:82-10 Parcel:18 & 56
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, Tennessee 37238		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Elder Bain Properties, LLC** ("Grantor"), hereby sells and quitclaims to **Elder Bain Properties, a Tennessee general partnership**, ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 401 Cowan Street, Nashville, TN.

This Deed is being executed in conjunction with the winding up of Grantor's affairs.

Executed this 2nd day of October.

Elder Bain Properties, LLC

By: _____
Michael K. Elder, Jr., Member

By: _____
Charles Paul Bain, III, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Michael K. Elder, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Elder Bain Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and seal, this 2nd day of October, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 3-20-2010

BECKI DYER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Charles Paul Bain, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Elder Bain Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and seal, this 2nd day of October, 2008.

NOTARY PUBLIC

BECKI DYER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires 3-20-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21st day of October, 2008.

Notary Public

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-21-09

EXHIBIT "A"

TRACT ONE:

Land in Davidson County, Tennessee, being described as beginning at an existing P.K. nail at the northeast corner of the herein described tract in the middle of an abandoned alley and an abandoned railroad spur track, said point also being the northwest corner of the Welton Investments property of record in Book 6240, page 558, Register's Office for Davidson County, Tennessee; thence from said point of BEGINNING with the center of the abandoned alley and the westerly line Welton Investments South 05° 03' 58" West a distance of 349.15 feet to a point; thence, North 86° 22' 25" West a distance of 187.10 feet to a point in the easterly right of way of Cowan Avenue; thence with said right of way North 03° 54' 01" East a distance of 339.55 feet to a railroad spike set in the center of the railroad spur track; thence with said railroad spur and a curve to the right having a radius of 410.00 feet, a delta angle of 15° 52' 32", a chord length of 113.24 feet, said chord having a bearing of North 87° 30' 34" East and an arc length along said curve of 113.60 feet to a railroad spike set in the center of spur track; thence South 84° 33' 22" East a distance of 81.70 feet to the point of BEGINNING, containing 1.52 acres, more or less according to ALTA Survey for Michael K. Elder, Jr. & Charles Paul Bain III (property located at 401 Cowan Street, City of Nashville) prepared by Bruce Rainey and Associates Land Development Consultants, J. Bruce Rainey, Tennessee R.L.S. No. 823 dated July 1, 2005, as revised on July 27 and August 8, 2005, and bearing Job. No. 05-0117.

TRACT TWO:

Land in Davidson County, Tennessee, being described as beginning at an existing iron pin at the southeast corner of the herein described tract said point of beginning being the northeast corner of the Gene Lambert et ux property of record in Book 7250, page 680, Register's Office for Davidson County, Tennessee; said point of beginning also being in the westerly line of the B & W Investments property of record in Book 10255, page 496, Register's Office for Davidson County, Tennessee; thence from said point of beginning with the northerly line of Lambert North 86° 22' 25" West a distance of 185.88 feet to an iron pin set in the easterly right of way of Cowan Avenue; thence with said right of way North 03° 54' 01" East a distance of 60.00 feet to a point; thence leaving said right of way, South 86° 22' 25" East a distance of 187.10 feet to a point in the westerly line of the John B. Jewell and Charles W. Chrichton property of record in Book 9484, page 783, Register's Office for Davidson County, Tennessee; thence with said line and the line of B & W Investments, South 05° 03' 58" West a distance of 60.00 feet to the point of beginning, containing 11,189 square feet, more or less according to ALTA Survey of Michael K. Elder, Jr. & Charles Paul Bain, III (property located at 401 Cowan Street, City of Nashville) prepared by Bruce Rainey and Associates Land Development Consultants, J. Bruce Rainey, Tennessee R. L. S. No. 823 dated July 1, 2005, as revised on July 27 and August 8, 2005, and bearing Job No. 05-0117.

Being the same property conveyed to Elder Bain Properties, LLC by deed from Michael K. Elder, Jr. and Charles Paul Bain III, as tenants in common, of record in Instrument No. 20050929-0116953, Register's Office for Davidson County, Tennessee (See Deed of Correction in Instrument No. 20081029-0108061, RODCT).