Davidson County DEEDUC
Recvd: 12/31/08 15:14 2 pgs
Fees:12.00 Taxes:0.00

20081231-0124116

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this 31 day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 3-5-2012

LAUREN E. SHOWS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 3-5-2012

This Instrument Was Prepared By:
WILLIAM G. WEAVER, III, ESQ.
5214 MARYLAND WAY
SUITE 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
14th Avenue Community Development Partners, LLC (NAME)	14th Avenue Community Development Partners, LLC (NAME)	
5250 Virginia Way, Ste. 100 (ADDRESS)	5250 Virginia Way, Ste. 100 (ADDRESS)	Map and Parcel 92-8-323
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that The 4-J, L.P. a Tennessee Limited Partnership, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Avenue Community Development Partners, LLC, its successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the Hynes Street and 15th Avenue North intersection and being the easterly one-third portion of Lot 53 of Hynes Addition to Nashville as recorded in Minute Book "B" on Page 85 of the Chancery Court at Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin monument at the southwesterly intersection of Hynes Street and Alley #243 right-of-way, said monument being the northeasterly corner of this tract;

Thence leaving said Alley #243 and continuing along with the westerly right-of-way of Hynes Street, S 60°04'29" W a distance of 33.33' to an iron pin monument, said monument being a corner common to the middle one-third portion of Lot 53 of Hynes Addition to Nashville;

Thence leaving said westerly right-of-way of Hynes Street and continuing along with the northerly property line of the middle one-third portion of Lot 53 of Hynes Addition to Nashville, N 34°33'04" W a distance of 140.00' to an iron pin monument, said monument being a corner common to the easterly property line of Lot 50 of Hynes Addition to Nashville;

Thence leaving said middle one-third portion of Lot 53 of Hynes Addition to Nashville, and continuing along with the easterly property line of Lot 50 of Hynes Addition to Nashville, N 60°04'29" E a distance of 33.33' to an iron pin monument, said monument being a point in the southerly right-of-way of Alley #243;

Thence leaving said easterly property line of Lot 50 of Hynes Addition to Nashville and continuing along with the southerly right-of-way of Alley #243, S 34°33'04" E a distance of 140.00' to an iron pin monument; which is the point of beginning, having an area of 4,651 square feet, 0.11 acres more or less, described according to the Boundary Line and Topographic Survey, dated November 19, 2008, last revised December 18, 2008, prepared by Brian M. Reifschneider, Tennessee No. 2487, Blue Ridge Surveying, Inc., 231 Witherspoon Avenue, Gallatin, Tennessee

Being the same property conveyed to The 4-J L.P. a Tennessee Limited Partnership from James N. Stansell and wife, Delores R. Stansell by QuitClaim Deed dated May 18, 1994, of record in Book 9359, Page 341, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 Hynes Street, Nashville, TN 37203 .

WITNESS my hand this 31 day of December, 2008.

The 4-J, L.P.

By: James T Stansell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public of the state and county mentioned, personally appeared James T Stansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of State Street Corporation, General Partner of The 4-J, L.P., the within named bargainor, a corporation, and that such president or officer as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of corporation as 4-J, L.P..

Witness my hand and seal at office, this 31 day of December, 2008.

Notary Public
My Commission Expires:

LAURA LANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires July 25, 2012