Davidson County DEEDQC
Recvd: 01/08/09 09:03 4 pgs
Fees:22.00 Taxes:0.00
20090108-0001906

THIS INSTRUMENT PREPARED BY:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2008.

Notary Public

My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
The Charles Davidson Partnership, LP c/o Charles W. Davidson, III and Debra Davidson Green, General Partners 547 Rutland Road Mt. Juliet, Tennessee 37122	-SAME-	Map 106.00 Parcel 027

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Charles W. Davidson, III, Trustee of the Charles W. Davidson, III Trust (established under Item 5 of the Charles W. Davidson, Jr. Living Trust dated April 23, 2007) and to Debra Davidson Green, Trustee of the Debra Davidson Green Trust (established under Item 5 of the Charles W. Davidson, Jr. Living Trust dated April 23, 2007) for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto The Charlie Davidson Partnership, LP, a Tennessee Limited Partnership, all of the right, title and interest of the Charles W. Davidson, III Trust and of the Debra Davidson Green Trust in and to a certain tract or parcel of land in the State of Tennessee,

being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is not the usual place of residence of either Grantor.

WITNESS our hands this 8th day of December, 2008.

Charles W. Davidson, III, Trustee

Debra Davidson Green, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles W. Davidson, III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of December, 2008.

CHEGAMEH KORVANDI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Davidson Green, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of December, 2008.

LEA ANN M. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires: _____

EXHIBIT A
Legal Description

Land lying in the First, formerly Sixth, Civil District of Davidson County, Tennessee more particularly described, as follows:

Being Lot No. 20 on the plan of Section 16, The Plus Park and described as follows:

Beginning at an iron pin on the southerly right-of-way of Pavilion Blvd. said pin being the easterly end of the southerly return curve at Pavilion Blvd. and Plus Park Blvd.; thence,

1. With the southerly right-of-way of Pavilion Blvd., S 79° 26' 51" E, 235.0 feet to an iron pin at the common corner of Lots 20 and 22 on the above noted plan of Section 16, The Plus Park; thence,

2. With the common line between Lots 20 and 22, S 10° 33' 09" W, 100.0 feet to an iron pin; thence,

3. S 70° 49' 26" E, 148.03 feet to an iron pin in the north line of Lot No. 9, Section 9 The Plus Park, as of record in Book 4460, page 113, R.0.D.C., Tennessee; thence,

4. With the north line of said Lot No. 9, S 76° 00' 11" W, 100.07 feet to an iron pin; thence,

5. S 60° 45' 41" W, 202.90 feet to an iron pin at the southeasterly corner of Lot No. 14 on the plan of Section 14, The Plus Park as of record in Book 4595, page 192, R.0.D.C., Tennessee; thence,

6. With the common line between Lot No. 14 and the hereindescrbed Lot 20, N 36° 32' 04" W, 237.54 feet to an iron pin on the easterly right-of-way of Plus Park Blvd; thence,

7. With the easterly right-of-way of Plus Park Blvd., with a curve to the left (radius 381.74'), northeasterly a distance of 260.35 feet to an iron pin at the beginning of a short radius curve; thence,

8. With the return curve at Plus Park Blvd. and Pavillion Blvd., (radius 25.0') to the right, easterly a distance of 36.18 feet to the point of beginning and containing 108,068 square feet or 2.480 acres.

Being the same property conveyed to Draughons College, Inc. by deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 5561, Page 580, Register's Office of Davidson County, Tennessee.

Draughons College, Inc. changed its name by charter amendment to Davidson Education Properties, Inc. Davidson Education Properties, Inc., has been terminated with Articles of Dissolution and Termination filed with the Tennessee Secretary of State on December 28, 2006, and with the Davidson County Register of Deeds as Instrument No. 20070102-0000017.

BEING the same property conveyed to Charles W. Davidson, Jr. by Quitclaim Deed from Davidson Educational Properties, Inc. formerly known as Draughons College, Inc., of record as Instrument 20080116-0004723, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles W. Davidson, III, Debra Davidson Green and Richard Winstead, Successor Trustees of the Charles W. Davidson, Jr. Living Trust, established by the Revocable Trust Agreement of Charles W. Davidson, Jr. dated April 23, 2007, by Executor's deed from Charles W. Davidson, III, Debra Davidson Green, and Richard Winstead, Executors of the Estate of Charles W. Davidson, Jr. of record as Instrument No. 20081215-0120085, Register's Office for Davidson County, Tennessee.

ALSO BEING, the same property conveyed to Charles W. Davidson, III, Trustee of the Charles W. Davidson, III Trust (established under Item 5 of the Charles W. Davidson, Jr. Living Trust dated April 23, 2007) and to Debra Davidson Green Trustee, of the Debra Davidson Green Trust (established under Item 5 of the Charles W. Davidson, Jr. Living Trust dated April 23, 2007) by Trustee's deed from Charles W. Davidson, III, Debra Davidson Green, and Richard Winstead, Successor Trustees of The Charles W. Davidson, Jr. Living Trust, established by the Revocable Trust Agreement of Charles W. Davidson, Jr., dated April 23, 2007, of record as Instrument No. 20081230-0123452, Register's Office for Davidson County, Tennessee.

Charles Whitten Davidson, who is one and the same person as Charles W. Davidson, Jr., died December 18, 2007.

This is improved property known as 340 Plus Park Blvd. Nashville, TN.