BILL GARRETT, Davidson County
Trans:T20090035025 DEEDQC
Recvd: 05/28/09 09:58 3 pgs
Fees:17.00 Taxes:0.00
20090528-0048853

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21693-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
4th and Madison, LLC 406 Van Buren Street Nashville, TN 37208	New Owner	Map 082-90 Parcels 327, 328, 329 330, 331, 332 and 334

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, THE R&S ALLEN FAMILIY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 4TH AND MADISON, LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to The R&S Allen Family Limited Partnership, of record in Book 11452, Page 416, Book 11452, Page 410, Book 11452, Page 413, Book 11452, Page 425, Book 11452, Page 422, Book 11452, Page 401 and Book 11452, Page 404, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 1200 4th Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the property.

THIS conveyance is made solely for the purpose of conveying any and all ownership interest Grantor has in the property described herein. Title to the said tract or parcel of land is to be held in the name of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of May 2009.

THE R&S FAMILY LIMITED PARTNERSHIP
a Tennessee limited partnership

By: Robert L. Allen sr. Gen. Partner
Robert L. Allen, Sr., General Partner

By: Sarah Annette Allen General Partner
Sarah Annette Allen, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Allen, Sr. and Sarah Annette Allen, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of The R&S Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of May 2009.

JENNIFER L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L Johnson
Notary Public
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Katherine C Roos
Affiant

Subscribed and sworn to before me this
27 day of May 2009.

Traci Henry
Notary Public
My commission expires 3-20-10

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT "A"
LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the northerly right-of-way line of Madison Street, 30 feet in width, and the westerly right-of-way line of Alley Number 201, 15 feet in width, said pk nail set being located at Northing: 671,713.65; Easting: 1,736,456.60; on the State Plane Coordinate System NAD-83;

Thence leaving the westerly right-of-way line of Alley Number 201, with the northerly right-of-way line of Madison Street, South 63 deg 09 min 30 sec West, 179.89 feet to an "X" in concrete at the intersection with the easterly right-of-way line of Fourth Avenue North, 50 feet in width;

Thence leaving the northerly right-of-way line of Madison Street, with the easterly right-of-way line of Fourth Avenue North, North 27 deg 09 min 48 sec West, 349.78 feet to an "X" in concrete, at a corner common with the property of T & A, LLC, as of record in Instrument Number: 20070325-0036915, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fourth Avenue North, with the southerly property line of T & A, LLC, North 63 deg 20 min 15 sec East, 179.92 feet to an existing iron rod, in the westerly right-of-way line of Alley Number 201;

Thence with the westerly right-of-way line of Alley Number 201, South 27 deg 09 min 32 sec East, 349.21 feet to the POINT OF BEGINNING. Containing 62,873 square feet or 1.443 acres more or less.