BILL GARRETT, Davidson County
Trans:T20090039482 DEEDQC
Recvd: 06/15/09 09:33 3 pgs
Fees:17.00 Taxes:0.00
20090615-0055093

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

File No. 21943-6
Davidson County
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:
10th and Lea Real Estate, LLC
P.O. Box 22952
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map 093-10
Parcels 036 and 045

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, JOHN L. MILLICAN, III, TRUSTEE for the Thomas Ward Boner Testamentary Trust, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 10TH AND LEA REAL ESTATE, 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 Sunpar, Inc., a Tennessee corporation, by Deed from James E. Freeman, Trustee, of record in Book 8844, Page 84, Register's Office for Davidson County, Tennessee. The sole shareholder of Sunpar, Inc. was Thomas Ward Boner who died on October 22, 2004, thereby terminating said corporation. Said Boner having died leaving a Last Will and Testament of record in Will Book N, Page 633, Register's Office for Smith County, Tennessee, said Estate being probated in the Probate Court of Smith County, Tennessee as Probate Docket No. P-1206. Said Will provided that said property was to go to a certain testamentary trust established by said Will and was therefore further conveyed to John L. Millican, III, Trustee of the Thomas Ward Boner Testamentary Trust, by Executor's Deed from Richard E. Carter, Jr., Executor of the Estate of Thomas Ward Boner, of record in Instrument Number 20060724-0088872, said Register's Office.

THIS is improved property, known as 813 and 815 Lea Avenue, Nashville, Tennessee 37203.

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

THIS conveyance is made for the sole purpose of stating the new legal description of the property being conveyed per the ALTA/ACSM Land Title Survey dated June 12, 2009 prepared by Paul Braden Surveying, LLC, Registered Land Surveyor, and conveying any and all ownership interest Grantor has in the property described herein. This conveyance, however, is not to be construed as having the intent to combine the two parcels of property into one tax parcel of property.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12 day of June 2009.

John L. Millican, III, Trustee of the Thomas Ward Boner Testamentary Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Millican, III, as Trustee of the Thomas Ward Boner Testamentary Trust, the bargainor,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of June 2009.

NOTARY PUBLIC
My Commission Expires

MICHELLE MARIE MONTAGUE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 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
12 day of June 2009.

Notary Public
My commission expires 3/7/2011

JENNIFER L. JOHNSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land located in the 19th Council District of Davidson County, Tennessee being all of parcels 36 & 45 of Tax Map 93-10 and being more particularly described:

Beginning at a metal pin, found, on the north margin of Palmer Place, 20 feet off its centerline, said point being the southeast corner of the herein described tract, and the southwest corner of Byrd D. Cain, Sr., DB 5000, PG 87; thence with the margin of the road N 80° 42' 04" W 49.94 feet to a metal pin, set; thence with a curve to the right and being described with a chord bearing and distance of N 70° 43' 55" W 18.94 feet to a metal pin, set; thence with a curve to the right and being described with a chord bearing and distance of N 53° 14' 40" W 19.92 feet to a metal pin, set; thence N 46° 28' 50" W 64.77 feet to a metal pin, set, on the back of the sidewalk; thence N 43° 27' 37" W 106.41 feet to a Building Corner; thence N 41° 08' 33" W 39.95 feet to a Building Corner; thence N 39° 04' 52" W 35.85 feet to a P-K nail, set, on the northeast margin of Palmer Place 20 feet off its centerline, where it intersects 10th Avenue from the northwest and Lea Avenue from the east, said point being 20 feet off the centerline of Lea Avenue, and the most western corner of the herein described tract; thence with the south margin of Lea Avenue S 82° 10' 09" E 250.00 feet to a metal pin, found, said point being the northeast corner of the tract and the northwest corner of another tract of Byrd D. Cain, Sr., DB 5000, PG 87; thence with the west margin of Cain S 01° 30' 00" E 171.99 feet to the point of beginning and containing 0.63 acres, more or less and being all of Lot A and a portion of Lot B and a portion of Lot C of the Plan of Palmer Place of record in Book 57, page 117. Said property is subject to 10 foot wide alleys, undeveloped or no longer open as shown on said plat of the Plan of Palmer Place.