Box 31-B
S+R
JHR

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
JJR Properties, LLC 424 Church St., Ste 2000 Nashville, TN 37219 Attn: John H. Roe, Jr.	Same	081120B43200CO 08112/032800 08112/032900

Roe Properties, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), for the purpose of making a distribution to members in liquidation of its Werthan Property Series, and no monetary consideration, does hereby quitclaim, transfer and convey to JJR Properties, LLC, a Tennessee limited liability company hereinafter referred to as "Grantee") all of its right, title and interest in and to the following described property, said property being a certain tracts, units, or parcels of land located in Davidson County, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer, on the 17th day of August, 2009.

ROE PROPERTIES, LLC, a Tennessee limited liability company

By: John M. Roe, Jr.
John H. Roe, Jr., President

BILL GARRETT, Davidson County
Trans:T20090056031 DEEDQC
Recvd: 08/17/09 13:10 4 pgs
Fees:22.00 Taxes:0.00
20090817-0077134

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JOHN H. ROE, 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 the President of Roe Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Roe Properties, LLC by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of August, 2009.

Cheryl Mehaffey
Notary Public

My Commission Expires: 3.10.12

CHERYL MEHAFFEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Cheryl Mehaffey
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

John H. Roe, Jr.
Affiant

Subscribed and sworn to before me, this the 17th day of August, 2009.

Cheryl Mehaffey
Notary Public

My Commission Expires: 3.10.12

CHERYL MEHAFFEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Cheryl Mehaffey
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

Exhibit "A"

TRACT 1:

Map/Parcel: 081-12-B/ Parcel 43200CO:

Unit 2 of Werthan Lofts IV & V Condominiums, a condominium established pursuant to the Tennessee Horizontal Property Act, T.C.A. 66-27-101, by Master Deed fro Werthan Lofts IV and V Condominiums recorded at Instrument No. 200701170006776, in the Register's Office for Davidson County, Tennessee (the "Master Deed") together with rights attaching to said Unit 2 under the said Master Deed.

Being a part of the same 12.5% undivided interest in such property conveyed to Roe Properties, LLC pursuant to deed from Werthan IV, LLC of record at Instrument No. 20070117-0006780, Register's Office for Davidson County, Tennessee.

TRACT 2:

Map 81-12, Parcels 328 and 329:

Being a Tract of Land in Nashville, Davidson County, Tennessee, also being Lots 111 through 117 and part of 118 on the plan of North Nashville Real Estate Company, as of record in Plat Book 21, page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Hume Street, 50 feet in width, and the easterly right-of-way line of Eighth Avenue North, 100 feet in width;

Thence leaving the northerly right-of-way line of Hume Street with the easterly right-of-way line of Eighth Avenue North, North 28 degrees 05 min 25 sec West, 208.30 feet to an iron rod set at a corner common with the property of Boyce Street Baptist Church Trustees, as of record in Deed Book 10082, page 677, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Eighth Avenue North with the southerly property line of Boyce Street Baptist Church Trustees North 61 deg 56 min 21 sec East, 159.60 feet to an existing iron rod in the westerly right-of-way line of Alley No. 515, 15 feet in width;

Thence with the westerly right-of-way of Alley No. 515 North 61 deg 53 min 29 sec East, 174.69 feet to an iron rod set in the westerly right-of-way line of Seventh Avenue North, 60 feet in width;

Thence leaving the southerly right-of-way line of Allen No. 515 with the westerly right-of-way line of Seventh Avenue North south 27 deg 58 min 50 sec East, 193.17 feet to an iron rod set at the intersection of the westerly right-of-way line of said Seventh Avenue North and the northerly right-of-way line of said Hume Street;

Thence leaving the westerly right-of-way line of Seventh Avenue North with the northerly right-of-way line of Hume Street South 61 deg 53 min 29 sec West, 333.97 feet to the point of beginning. Containing 66,953 square feet (1.537 acres more or less). Based upon a survey prepared by L. Kevin Morehead, TN RLS No. 2315, of Initial Point Land Surveying, Inc., dated October 12, 2005.

Being a 12.5% undivided interest conveyed to J & J Properties, LLC by deed from CRJ 8th Avenue Property, LLC of record at Instrument No. 20051021-0127560, Register's Office for Davidson County, Tennessee. Title now vests in Roe Properties, LLC, a Tennessee limited liability company, pursuant to Merger and Amendment of record at Instrument No. 20060918-0115119, Register's Office for Davidson County, Tennessee.