BILL GARRETT, Davidson County
Trans:T20090084128 DEEDQC
Recvd: 12/14/09 14:17 3 pgs
Fees:17.00 Taxes:0.00
20091214-0113841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 10 day of December, 2009.

Notary Public
My commission expires: 5-6-13

YVONNE NORMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Blackstone Brewing Company, LLC 1918 West End Avenue Nashville, Tennessee 37203	Same	092-11/386

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CLIFTON PARTNERS, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does hereby quitclaim, transfer, and convey unto BLACKSTONE BREWING COMPANY, LLC, a Tennessee limited liability company ("GRANTEE") all of GRANTOR'S interest in and to that real estate in Nashville, Davidson County, Tennessee, being described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is unimproved property located at 2312 Clifton Avenue, Nashville, Tennessee.

Included in the property conveyed hereby is all of GRANTOR'S right, title, and interest in and to that nonexclusive easement for ingress and egress set forth and described in that deed of record in Book 5651, page 692, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 10th day of December, 2009.

CLIFTON PARTNERS, LLC
A Tennessee limited liability company

BY: _____

TITLE: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Yvonne Norman, a Notary Public of the State and County aforesaid, personally appeared Hugh W. Entrekin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of the Clifton Partners, LLC, a Tennessee limited liability company, the within named bargainor, a company, and that he as such Secretary, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Secretary.

WITNESS my hand and seal in Nashville, Tennessee, this the 10 day of December, 2009.

_____
Notary Public

My Commission Expires: _____

YVONNE NORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Wpdocs/taylor/cliftonavenuepurchase/quitclaim.deed clifton avenue

EXHIBIT A

PROPERTY DESCRIPTION
2312 Clifton Avenue, Nashville, Tennessee

BEGINNING at an iron rod situated in the northerly margin of Clifton Avenue, said point also being the southeast corner of the David W. Wingfield and James T. Shelpman property of record in Deed Book 10460, page 81, Register's Office for Davidson County, Tennessee;

THENCE, leaving said road, N 07deg56'21" E, a distance of 406.53 feet to an iron rod situated in the southerly margin of the CSX Railroad;

THENCE, along said railroad, N 61deg18'07" E, a distance of 202.30 feet to an iron rod;

THENCE, along said railroad, along a curve to the left, having a central angle of 03deg23'29", a radius of 1171.28 feet, a tangent of 34.68 feet, a length of 69.33 feet, and having a chord which bears N 59deg36'22" E, a distance of 69.32 feet to an iron rod;

THENCE, leaving said railroad, S 01deg52'07" W, a distance of 188.80 feet to an iron rod;

THENCE, S 08deg33'53" E, a distance of 77.80 feet to an iron rod;

THENCE, S 09deg40'07" W, a distance 204.80 feet to an iron rod;

THENCE, S 47deg06'07" W, a distance of 130.80 feet to an iron rod situated in the northerly margin of Clifton Avenue;

THENCE, along said road, N 82deg39"53" W. a distance of 170.00 feet to a point of beginning and containing 116,988.821 square feet or 2.686 acres of land more or less.

BEING the same property conveyed to Clifton Partners, LLC, of record in Deed Book 11280, page 132, Register's Office for Davidson County, Tennessee. Also being Lots 16, 17, 18 and part of Lots 13, 14, and 15 of Joseph W. Bell Plan of record in Plat Book 21, page 13, and part of Lot 7 of the Boyd McNairy Plan of Record in Book16, page 614, and part of Lot 23 of Dr. Boyd McNairy's Resubdivision Plan of Record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee. The foregoing description includes that portion of a former right-of-way for Pearl Street, said right-of-way having been abandoned pursuant to Ordinance No. 79-1252.

The foregoing property description is derived from a survey dated September 22, 2009, prepared by Ernest Medlin, RLS No. 283, of Dale & Associates, 516 Heather Place, Nashville, Tennessee, Project No. 06152.