BILL GARRETT, Davidson County
Trans:T20100082278 DEEDQC
Recvd: 12/30/10 12:17 3 pgs
Fees:17.00 Taxes:0.00
20101230-0103957

24 J

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Second Mouse, LLC	New Owner	Tract I
P.O. Box 160730		Map 94-2
Nashville, TN 37216		Parcel 210.00
		Tract II
		Map 83-10
		Parcel 124.00
		Tract III
		Map 83-3
		Parcels 213 & 215
		Tract IV
		Map 83-3
		Parcel 214

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand, Big Tent, LLC, a Tennessee Limited Liability Company, by these presents does hereby quitclaim, devisee and convey to Second Mouse, LLC, a Tennessee limited liability company, its successors and assigns, a tract of land in Davidson County, Tennessee, as follows:

TRACT I

Being the northerly 50 feet of the southerly 105 feet of the westerly 173 feet of Lots Nos. 7 and 8 on the Map of H.B. Blue's Subdivision of the south part of Lot No. 2 in Brownsville, as of record in Book 161, Page 134, Register's Office for said County.

Said part of Lots Nos 7 and 8 fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 173 feet to an alley, the north line being 69.4 feet southerly from the southerly margin of Watkins Street.

Being part of the same property conveyed to Big Tent, LLC by Quitclaim Deed from March Egerton of record in Instrument 20071101-0129190, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 104 Scott Avenue, Nashville, TN 37206.

TRACT II

Being Lots #53 and 54 on the plan of McEwen Place, of record in book 332, page 133, Register's Office for said County. Said Lots adjoin and front together 55 feet on the easterly side of Bushnell

Street and run back between line, 139.8 feet on the northerly line of Lot #53 and 140.7 feet on the southerly line of Lot #54, on the westerly line of 19th Street on which they measure 55 feet.

Being the same property conveyed to Big Tent, LLC, a Tennessee limited liability company by Quitclaim Deed to March Egerton of record in Instrument 20071101-0129190, Register's Office Davidson County, Tennessee.

This is improved real property commonly known as 409 Bushnell Street, Nashville, Tennessee 37206.

TRACT III

Being part of Lot No. 38, on the Plan of Brownsville as of record in Book 21, page 9, Register's Office for said county.

Beginning at a point in the center of Carter Street (now known as Carter Avenue) 529 feet west of the westerly margin of Campbell Street 690.3 feet to a point; thence westerly parallel to Carter Street (now known as Carter Avenue) 194 feet to a point; thence southwardly 680.3 feet to a point in the center line of said Carter Street (now known as Carter Avenue); thence eastwardly 195 feet to the point of beginning.

Being the same property conveyed to Big Tent LLC, a Tennessee limited liability company by Quitclaim Deed from Crystal D. Ballard, an unmarried person of record in Instrument Number 20080417-0039153, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2203 Carter Avenue, Nashville, Tennessee 37206. This property is also includes the real property commonly known as 0 Carter Street, Nashville, Tennessee 37206.

TRACT IV

Land in Davidson County, Tennessee, being part of Lot No. 58, on the Map of Brownsville, of record in Plat book 21, page 9, said Register's Office, and described as follows:

Beginning at a point in the center line of Carter Street 429 feet west from the westerly margin of Campbell Street; thence westerly with the center of Carter Street 100 feet to a point; thence northerly and parallel with the westerly margin of Campbell Street 680.3 feet to the south line of the property conveyed to Eugene F. Connor by deed of record in Book 1629, page 621, said Register's Office; thence along Connor's south line easterly 100 feet to Connor's southeast corner; which is 429 feet west of the westerly margin of Campbell Street; thence southerly parallel to the margin of said Street, 680.3 feet to the beginning.

Being the same property conveyed to Big Tent, LLC, a Tennessee limited liability company by Quitclaim Deed to March Egerton of record in Instrument 20080416-0038387, Register's Office Davidson County, Tennessee.

This is improved real property commonly known as 2207 Carter Avenue, Nashville, Tennessee 37206.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater
(for this transfer is $0.00.

Affiant

(Subscribed and sworn to before me
(this 30th day of December, 2010.

Notary Public

(My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30th day of December, 2010.

BIG TENT, LLC

By:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Robert John Notestine of the state and county mentioned, personally appeared [illegible], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be [illegible] of the Big Tent, LLC and as such [illegible] acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Big Tent, LLC, the within named bargainor, a limited liability company, and that he/she as such [illegible]; executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as [illegible]

Witness my hand and seal, at office in Nashville, Tn this 30th day of December, 2010.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013