QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,326.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Wright & Company, LLC (NAME)	**"New Owner"** (NAME)	**082-12-0-301.00** **082-12-0-298.00** **082-12-0-300.00**
952 Main St. (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Blaine Enterprises, LLC** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Adam Wright & Company, LLC**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Blaine Enterprises, LLC by Special Warranty Deed from James D. Simmons, Jr. as of record in Instrument No. 20060306-0025746, Register's Office for Davidson County, Tennessee.

This is
( ) unimproved
(X) improved
property known as 952 Main St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 21st day of April, 2011.

Blaine Enterprises, LLC
By: Steven L. Blaine
Its: Member

Blaine Enterprises, LLC
By: Cynthia L. Blaine
Its: Member

BILL GARRETT, Davidson County
Trans:T20110026546 DEEDQC
Recvd: 05/04/11 14:52 5 pgs
Fees:28.00 Taxes:1584.81
20110504-0034373

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of April, 2011, before me personally appeared Steven L. Blaine and Cynthia L. Blaine, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Members of Blaine Enterprises, LLC the within named bargainor, a Limited Liability Company, and that he/she as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE:
A lot or parcel of land in East Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Main Street at a point 12 feet 10 inches West of the Northwest corner of Lot No. 10 on the Plan of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville; thence, with the southerly margin of Main Street, westwardly 50 feet; thence, at right angles, southwardly 170 feet to the northerly margin of an alley; thence, with said alley, eastwardly 50 feet; thence, at right angles, northwardly 170 feet to the BEGINNING.

Being the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from Gladys Heaton Singer, a widow, of record in Book 10431, page 382, Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office, this conveyance being completed and corrected by Quitclaim Deed from Jim Simmons Co., Inc., a Tennessee corporation, of record in Instrument No. 20060208-0015732, said Register's Office.

Said TRACT ONE being unimproved commercial property generally known as 950 Main Street, Nashville, TN 37206 and being Parcel 301.00 on the Metropolitan Tax Assessor's Map 082-12-0.

INCLUDED in the above described tract, but specifically EXCLUDED therefrom, is that portion of the property divested out of grantors and vested in the Nashville Housing Authority by Order of Condemnation in Minute Book 77, page 433, Third Circuit Court of Davidson County, Tennessee. The following is a description of entire condemned tract that contains this excluded parcel:

PARTIAL TAKING DESCRIPTION: LAND in the City of Nashville, County of Davidson, State of Tennessee, being part of the property deeded to the Southern Cleaners and Laundry, Inc., as of record in

Plan Book 1, pages 41 and 44, and in Book 2735, page 537, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being on the southerly margin of Main Street and being the Northwest corner of said property; thence, along a line in a southerly direction a distance of 10 feet, more or less, to a point; thence, along a line 10 feet from and parallel to the southerly margin of Main Street in an easterly direction a distance of 222.8 feet, more or less, to a point; thence, along a line in a northerly direction a distance of 10 feet,

more or less, to a point on the southerly margin of Main Street; thence, along the southerly margin of Main Street in a westerly direction a distance of 222.8 feet, more or less, to the point of beginning and containing 2,228 square feet, more or less.

TRACT TWO:
Land in East Nashville, Davidson County, Tennessee, described as follows:

BEING the westerly 10 feet of Lot No. 7 and the easterly 40 feet of Lot No. 8 on the Map of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville.

Said parts of Lot Nos. 7 and 8 front together 50 feet on the southerly side of Main Street and extend back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from C. J. Singer and wife, Gladys Heaton Singer (the said Gladys Heaton Singer being one and the same person as Gladys M. Singer), of record in Book 9441, page 796, Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office, this conveyance being completed and corrected by Quitclaim Deed from Jim Simmons Co., Inc., a Tennessee corporation, of record in Instrument No. 20060208-0015732, said Register's Office.

Said property being unimproved commercial property and is also known as Tax Map 082-12-0, Parcel 298.00.

TRACT THREE:
BEING Lot No. 10 on the Plan of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville and a 10 foot lot immediately West of said Lot No. 10, described together as follows:

BEGINNING on the southerly margin of Main Street at the corner of Lot Nos. 9 and 10; thence, with the line between the said two lots southwardly 170 feet to the northerly margin of an alley; thence, with the same westwardly 60 feet; thence, northwardly 170 feet to the southerly margin of Main Street; thence, with same eastwardly 60 feet to the BEGINNING.

Together with Lot No. 9 and the westerly 10 feet of Lot No. 8 on the Map of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, a plan of which is of record in Plat Book 1, page 41, Chancery Court at Nashville.

SAID lot and part of said lot adjoin and front together 60 feet on the southerly side of Main Street, or Gallatin Pike, and run back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from C. J. Singer and wife, Gladys Heaton Singer (the said Gladys Heaton Singer being one and the same person as Gladys M. Singer), of record in Book 9441, page 796,

2

Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office, this conveyance being completed and corrected by Quitclaim Deed from Jim Simmons Co., Inc., a Tennessee corporation, of record in Instrument No. 20060208-0015732, said Register's Office.

Said property being improved commercial property and is also known as Tax Map 082-12-0, Parcel 300.00.

The said TRACT TWO and TRACT THREE are generally known as 952 Main Street, Nashville, TN 37206.