BILL GARRETT, Davidson County
Trans:T20110066113 DEEDQC
Recvd: 10/21/11 15:39 5 pgs
Fees:27.00 Taxes:0.00
20111021-0082196

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Park 25 LLC 265 18th Street, Suite 2200 Atlanta, GA 30363 Attn: Richard Munger	Same	Map 92-15 Parcels 43, 57 and 58

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **ATHLON SPORTS COMMUNICATIONS, INC.**, a Tennessee corporation, by these presents does hereby quitclaim and convey unto **PARK 25 LLC**, ~~a Tennessee~~ an Ohio limited liability company, its successors and assigns, all of its right, title and interest in and to the property described on Exhibit A attached hereto.

This is property known as 220 25th Avenue North, Nashville, Tennessee.

The source of this description is the Survey prepared by Judy L. Judson of Barge, Waggoner, Sumner & Cannon, Inc., TN RLS # 1935 dated October 20, 2011.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this ____ day of October, 2011.

ATHLON SPORTS COMMUNICATIONS, INC.
a Tennessee corporation

By: _____
Its: CEO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Stephen Duggan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO of ATHLON SPORTS COMMUNICATIONS, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 20 day of October, 2011.

Katherine E. Bentley
Notary Public

My Commission Expires: March 4, 2013

KATHERINE E. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 21st day of October, 2011.

Notary Public

My Commission Expires:

BRANDY R. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

EXHIBIT A

TRACT 1

Being a parcel of land located in Nashville, 21st Councilmanic District, Urban Services District, Davidson County, Tennessee, being Lots 8, 9, 10 and 11 of Mrs. Louis E. Yandell's Subdivision of Part of W.R. Elliston's Plan of record in Plat Book 57, Page 72, R.O.D.C. and located along the easterly right-of-way of Brandau Place and northerly right-of-way of 25th Avenue and being more particularly described as follows:

Beginning at the northeasterly intersection of 25th Avenue and Brandau Place;

Thence, with the easterly right-of-way of Brandau Place, N59°06'32"E, 154.07 feet to the southerly right-of-way of Alley No. 923;

Thence, with the southerly right-of-way of Alley No. 923, S30°57'28"E, 200.00 feet to the northwest corner of property conveyed to West End Properties, LLC of record in Instrument No. 201010120081700, R.O.D.C.;

Thence, with the westerly line of West End Properties, LLC, S59°06'32"W, 154.54 feet to the northerly right-of-way of 25th Avenue;

Thence, with the northerly right-of-way of 25th Avenue, N30°49'28"W, 200.00 feet to the Point of Beginning;

Containing 30,861 square feet or 0.71 acre more or less.

TRACT 2

Being a tract of land located in Nashville, 21st Councilmanic District, Urban Services District, Davidson County, Tennessee, being Lots 20, 21 and a portion of Lot 19 on Josephine E. Farrell and Husband Norman Farrell, Sr. Subdivision and Resubdivision of Lots 13-21 of Mrs. Louise E. Yandell's Subdivision of Part of Elliston's Addition of record in Plat Book 332, Page 159, R.O.D.C. located along the southerly right-of-way of Brandau Place and being more particularly described as follows:

Beginning at the southeasterly intersection of Reidhurst Avenue and Brandau Place;

Thence, with the southerly right-of-way of Reidhurst, S30°57'28"E, 119.85 feet to the northwest corner of Lot 1 Parkview Towers of record in Plat Book 4715, Page 92, R.O.D.C;

Thence, with the westerly line of Lot 1, S59°06'32"W, 110.00 feet to a point in the northerly right-of-way of Alley No. 923;

Thence, with said northerly right-of-way of Alley No. 923, N30°57'28"W, 119.85 feet to the easterly right-of-way of Brandau Place;

Thence, with the easterly right-of-way of Brandau Place, N59°06'32"E, 110.00 feet to the Point of Beginning;

Containing 13,184 square feet or 0.30 acre, more or less.

Being the same property conveyed to ATHLON SPORTS COMMUNICATIONS, INC., a Tennessee corporation, by deed of record as Instrument No. 20010531-0056459, dated May 30, 2001, said Register's Office.