STATE OF TENNESSEE
COUNTY OF NASHVILLE

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

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2011.

Notary Public
My commission expires: _____

W. LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

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.**
1802 Hillsboro Partners 12003 23rd Avenue NE Seattle, WA 98125-5249 Attn: Mary Elizabeth Schlater	1802 Hillsboro Partners % First Management Services, Inc. 1205 Division Street Nashville, TN 37203 Attn: Andy Boles	104-12 / 11

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, NASHVILLE BANK & TRUST, Trustee under the Will of Thomas E. Matthews, deceased ("GRANTOR") has bargained and sold, and by these presents does hereby quitclaim, transfer, and convey unto 1802 HILLSBORO PARTNERS, a Tennessee general partnership ("GRANTEE") all of GRANTOR'S interest in and to the following real estate in Nashville, Davidson County, Tennessee, being described more particularly 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").

Property address: 1802, 1804, 1806, 1808, 1810, and 1812 21st Avenue South, Nashville, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120000407 DEEDQC
Recvd: 01/03/12 15:40 3 pgs
Fees:17.00 Taxes:0.00
20120103-0000524

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 28th day of December, 2011.

NASHVILLE BANK & TRUST,
Trustee under the will of Thomas E. Matthews, deceased

By: Steve Davis

Title: Sr. V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, W. Lee Corbett, a Notary Public of the state and county mentioned, personally appeared Steve Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sr. V.P. of Nashville Bank & Trust, the within-named bargainor, a corporation, and that he as such Sr. V.P., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sr. V.P.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 28th day of December, 2011.

W. Lee Corbett

Notary Public
My Commission Expires:

W. LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Exhibit "A"

Land in Davidson County, Tennessee, being part of lot No. 2 and all of lot No. 3 on the map of Christopher and Kirkman's Belmont Park Addition, as of record in book 57, page 158, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of 21st Avenue South, formerly Hillsboro Pike, and the first alley south of Belcourt Street; thence northwardly, with the easterly margin of 21st Avenue South, 115 feet to a point 10 feet south of the line between lots Nos. 1 and 2 on said plan; thence eastwardly, parallel to said line, 86 feet; thence northwardly .7 of a foot to the southwest corner of property conveyed to The Guaranty Title Trust Company by deed from Mike Lookofsky and wife, of record in book 1560, page 55, said Register's Office; thence with the southerly line of said property, eastwardly 83.4 feet to a spike in the westerly margin of an alley; thence southwardly, with same, 115.7 feet to said first mentioned alley; thence westwardly, with same, 165 feet to the beginning.

Being the same property conveyed to Nashville Bank & Trust, Trustee under the Will of Thomas E. Matthews, deceased, of record in Will Book 60, page 174, Probate Court of Davidson County, Tennessee, of record in Instrument No. 20071207-0141785, Register's Office for Davidson County, Tennessee.