BILL GARRETT, Davidson County
Trans:T20120000408 DEEDQC
Recvd: 01/03/12 15:41 2 pgs
Fees:12.00 Taxes:0.00
20120103-0000525

This Instrument Prepared by:

W. Lee Corbett, P. C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP – PARCEL NO.
Melrose Pub Real Estate Holdings, LLC 2535 Franklin Pike, Suite 107 Nashville, TN 37204	Same	Map 91-16 Parcels 10 & 11 (combined)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, Melrose Pub Real Estate Holdings, LLC, a Tennessee limited liability company ("Grantor") hereby releases and quitclaims unto Melrose Pub Real Estate Holdings, LLC, a Tennessee limited liability company, for the purpose of combining two separate tracts of property into one tract, any and all interest of Melrose Pub Real Estate Holdings, LLC, in and to the following described real estate:

Land located in the 24th Councilmanic district of Davidson County, Tennessee and described according to a survey by R. L. Montoya-Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. Nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Ave. North, North 87 degrees 48 minutes 12 seconds west 150.07 feet to an iron rod, said point being the south west corner of this Parcel, thence, leaving the north margin of 45th Ave. North, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod located in the south margin of Alley No. 1217; said point being the north west corner of this Parcel, thence with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds east 150.07 feet to a p.k. nail in the west margin of Charlotte Avenue; thence, with said Charlotte Avenue, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 15,729.85 square feet, 0.37 acres more or less.

Being the same property conveyed to Melrose Pub Real Estate Holdings, LLC, a Tennessee limited liability company, by deed of record as instrument number 201112270100742, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument this 3rd day of January, 2012.

Melrose Pub Real Estate Holdings, LLC

By:_____
Austin Ray, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me W. Lee Corbett a Notary Public in and for said County and State, Austin Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of Melrose Pub Real Estate Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and who acknowledged that as such Chief Manager he executed the foregoing instrument, being authorized so to do, for the purposes herein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand this 3rd day of January, 2012.

W. LEE CORBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My commission expires:

My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

_____
Affiant

Sworn to and subscribed before me this 3rd day of January, 2012.

W. LEE CORBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My commission expires:

My Commission Expires MAY 20, 2014