This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20120031096 DEEDQC
Recvd: 04/30/12 09:15 3 pgs
Fees:17.00 Taxes:0.00
20120430-0036421

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
104 5th Avenue South Investors, LLC 5250 Virginia Way, Suite 100 Brentwood, Tennessee 37027 Attn: Robert W. Lowe, Jr.	104 5th Avenue South Investors, LLC 5250 Virginia Way, Suite 100 Brentwood, Tennessee 37027 Attn: Robert W. Lowe, Jr.
Map & Parcel No.: 093-06-3-112.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, ALINE M. RICHARDSON ("Grantor") do hereby quitclaim and convey unto 104 5TH AVENUE SOUTH INVESTORS, LLC ("Grantee"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 104 5th Avenue South, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

27 IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of April, 2012.

ALINE M. RICHARDSON, an individual

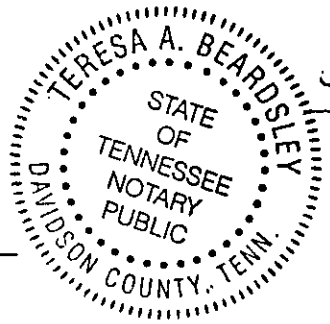
William Soileau, Jr., attorney-in-fact under
Durable Limited Power of Attorney for
Aline M. Richardson, principal

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me personally appeared WILLIAM SOILEAU, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALINE M. RICHARDSON and acknowledged that such person executed the same as the free act and deed of ALINE M. RICHARDSON.

WITNESS my hand and seal at office this 27th day of April, 2012.



Teresa A Beardsley
Notary Public

My Commission Expires:

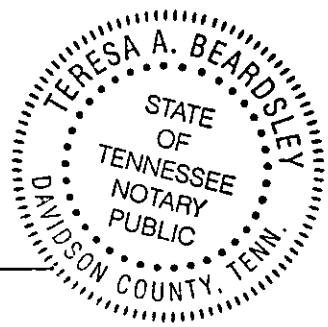
7/6/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2012.



Teresa A Beardsley
NOTARY PUBLIC

My Commission Expires:

7/6/15

Exhibit A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a building corner at the intersection of easterly right-of-way line of Fifth Avenue South, 49.35 feet in width according to Instrument Number 20001211-0121560, and the northerly line of Pedestrian Way, width varies, dedicated with the Resubdivision of Lot 1, Consolidation Plat for Nashville Hotel Complex of record in Instrument Number 20001211-0121560;

Thence with the easterly right-of-way line of Fifth Avenue South, North 27 deg 22 min 50 sec West, 45.82 feet to a point inside a metal post at a corner common with the property conveyed to RSF Investors, LLC of record in Instrument Number 20020322-0035428 also being Parcel 118 on the Subdivision of Part of Lot 41 on the First Plan of Davidson Academy Lots of record in Instrument Number 20020226-024318;

Thence leaving the easterly right-of-way line of Fifth Avenue South with the southerly line of said Parcel 118, North 61 deg 08 min 48 sec East, 40.35 feet to a building corner;

Thence with the westerly line of said Parcel 118, South 27 deg 43 min 26 sec East, 46.49 feet to a building corner on the northerly line of said Pedestrian Way;

Thence with the northerly line of Pedestrian Way, South 62 deg 06 min 13 sec West, 40.62 feet to the Point of Beginning; containing 1,868 square feet or 0.043 acres more or less.

Being the same property conveyed to Aline M. Richardson of record in Instrument Number 20110401-0025354 at the Register's Office for Davidson County, Tennessee.

Described according to the ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., Job Number 12032 BB, dated February 14, 2012.