ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Convent Place Partners, LLC 1125 Nichol Lane Nashville, Tennessee	104-08-0-412.00	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **TREADWAY PLACE, LLC**, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **CONVENT PLACE PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), and its successors and assigns, an undivided fee simple interest in all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 1518 16th Avenue South, Nashville, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2012.

Notary Public
My Commission Expires: 11-3-2015

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

7/2973101.1

BILL GARRETT, Davidson County
Trans:T20120074516 DEEDQC
Recvd: 10/02/12 14:42 3 pgs
Fees:17.00 Taxes:0.00

20121002-0089904

IN WITNESS WHEREOF, the grantor has executed this Quitclaim Deed as of the 2nd day of October, 2012.

GRANTOR:

TREADWAY PLACE, LLC,
a Tennessee limited liability company

By: _____
Name: Charles Treadway
Title: Authorized Representative

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Theresa Hostetler, of the state and county aforesaid, personally appeared Charles Treadway 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 Authorized Representative of Treadway Place, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Authorized Representative.

WITNESS my hand and seal, this 2nd day of October, 2012.

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Theresa Hostetler
Notary Public
My Commission Expires: 11-3-2015

EXHIBIT A

Legal Description

Being a parcel of land lying in Nashville, Davidson County, Tennessee and councilmanic district 17, more particularly described as follows:

Beginning at an existing concrete monument on the easterly right-of-way line of 16th Avenue South (70 foot right-of-way), a common corner with the southwest corner of the Treadway Place, LLC property described in Instrument No: 20051121-0140488 in the Register's Office of Davidson County (R.O.D.C.), and the northwest corner of the O.I.C. Little 16 Condominiums property described in Instrument No: 20061204-0149247 (R.O.D.C.);

Thence, with the easterly line of said right-of-way, North 09 degrees 28 minutes 19 seconds East, a distance of 64.92 feet to an existing ½" iron rod with Cherry cap, and the southwest corner of the Rock-n-Roll Express, LLC property as described in Instrument No: 20120522-0044425 (R.O.D.C.);

Thence, leaving the said right-of-way, with the southerly line of the Rock-n-Roll Express, LLC property, South 80 degress 34 minutes 33 seconds East, a distance of 144.88 feet to an existing PK Nail with Cherry shiner in asphalt, and the southeast corner of the Rock-n-Roll Express, LLC property, and on the westerly right-of-way line of #438 Alley;

Thence, with the westerly line of the #438 Alley right-of-way, South 09 degrees 28 minutes 38 seconds, a distance of 64.72 feet to a ½" iron rod new with a yellow Gresham Smith and Partners cap, and the northeast corner of the O.I.C. Little 16 Condominiums property;

Thence with the northerly line of the O.I.C. Little 16 Condominiums, North 80 degrees 39 minutes 10 seconds West, a distance of 144.88 feet to the Point of Beginning.

The above description contains 9,931 square feet (+/-) or .22 acres (+/-) acording to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Kenneth D. Church, TN RLS #1004 on September 9, 2012. Source of North is per Tennessee Grid North GPS-GEOID 12A (NAD 1983).

Being a part of the same property conveyed to TREADWAY PLACE, LLC, a Tennessee limited liability company, by deed from RMS LIMITED PARTNERSHIP, a Nevada limited partnership, of record in Instrument No. 20051121-0140487, dated November 8, 2005, said Register's Office.