BILL GARRETT, Davidson County
Trans:T20130022074 DEEDQC
Recvd: 03/18/13 16:17 4 pgs
Fees:22.00 Taxes:0.00
20130318-0026878

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

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Broadway Venture 2013, LLC 138 2nd Avenue South Suite 300 Nashville, TN 37201	SAME	Map – Parcel Number: 93-5-4-45

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TENNESSEE ART LEAGUE INCORPORATED, a Tennessee non-profit corporation, being one and the same as Tennessee Art League, Inc., a Tennessee non-profit corporation (the "Grantor") hereby quitclaims and conveys to BROADWAY VENTURE 2013, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 808 Broadway, Nashville, Tennessee 37203.

[Remainder of Page Left Blank Intentionally, Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 15th day of March 2013.

GRANTOR

TENNESSEE ART LEAGUE INCORPORATED, a Tennessee non-profit corporation

By: _____
Name: John Cranshaw
Title: Treasurer

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this 15th day of March, 2013.

_____
Notary Public

My Commission Expires:

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 6, 2013

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, John CRANSHAW, with whom I am personally acquainted, who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged, upon oath, that he is the Treasurer of Tennessee Art League Incorporated, a Tennessee non-profit corporation, the within named bargainor, and authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 4th day of March, 2013.

Michael S Peek

Notary Public

My Commission Expires:

March 3, 2014

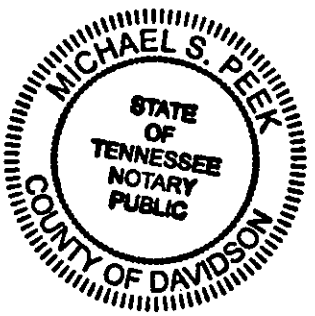


EXHIBIT A

Legal Description

BEING A PARCEL OF LAND LOCATED AT 808 BROADWAY, NASHVILLE, TENNESSEE, 37203, AND IDENTIFIED AS DAVIDSON COUNTY TAX MAP 093 054 PARCEL 04500 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF A BUILDING ON THE PARCEL OF LAND BEING DESCRIBED, ALSO THE SOUTHWESTERN CORNER OF T LARRY EDMONDSON SR (INST # 00011369 0000734 R.O.D.C. TN, TAX MAP 093 063 PARCEL 02101) AND SAID BUILDING CORNER LOCATED IN THE NORTH RIGHT OF WAY LINE OF BROADWAY AND BEING 42.65 FEET± ALONG THE NORTH RIGHT OF WAY OF BROADWAY FROM THE NORTHWESTERN RIGHT OF WAY INTERSECTION OF BROADWAY AND ROSA L. PARKS BOULEVARD;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF BROADWAY SOUTH 62° 26' 52" WEST A DISTANCE OF 37.50 FEET TO THE BUILDING CORNER LOCATED AT THE SOUTHWESTERN CORNER OF THE PARCEL BEING DESCRIBED, ALSO THE SOUTHEASTERN CORNER OF 810 PARTNERS LLC (INST #20060215 0018241 R.O.D. C. TN, TAX MAP 093 054 PARCEL 04100);

THENCE WITH 810 PARTNERS LLC EAST LINE NORTH 27° 33'08" WEST A DISTANCE OF 80.00 FEET TO THE BUILDING CORNER LOCATED AT THE NORTHWESTERN CORNER OF THE PARCEL BEING DESCRIBED, ALSO LOCATED IN THE SOUTH SIDE OF A PRIVATE ALLEY;

THENCE WITH THE SOUTH SIDE OF A PRIVATE ALLEY NORTH 62° 26'52" EAST A DISTANCE OF 38.50 FEET TO A MAG NAIL, THE NORTHWESTERN CORNER OF T LARRY EDMONDSON SR (INST# 00011369 0000734 R.O.D.C. TN, TAX MAP 093 063 PARCEL 02101);

THENCE WITH EDMONDSON'S WEST LINE SOUTH 26° 50'10" EAST A DISTANCE OF 80.01 FEET TO THE BEGINNING CONTAINING 3,040 SQUARE FEET (0.07 ACRES±)

BEING THE SAME PROPERTY CONVEYED TO TENNESSEE ART LEAGUE, INC. BY DEED FROM JAMES R. STALLINGS, JR., TRUSTEE, WITH FULL POWER TO SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, OF RECORD AS INSTRUMENT NO. 20050829-0102724, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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