THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31250-06-2013** **File Box 9B**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 AFFIANT Subscribed and sworn to before me, this 16th day of August, 2013. NOTARY PUBLIC My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Frauvergnuegen, LLC 918 19th Avenue South Nashville TN 37212	New Owner	Map and Parcel No.: 092 120 23100

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, The 4-J L.P., a Tennessee limited partnership ("Grantor") does hereby quitclaim, transfer and convey unto Frauvergnuegen, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1627 State Street, Nashville, TN, 37203.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130071244 DEEDQC
Recvd: 08/19/13 11:07 3 pgs
Fees:17.00 Taxes:0.00
20130819-0086862

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16th day of August, 2013.

THE 4-J L.P.
a Tennessee limited partnership

BY: STATE STREET CORPORATION
a Tennessee corporation
as its General Partner

BY: James T. Stansell

NAME: James T. Stansell

TITLE: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James T. Stansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of State Street Corporation, a Tennessee corporation (the "General Partner"), which is the general partner of The 4-J L.P., a Tennessee limited partnership (the "Grantor"), and is authorized by the General Partner to execute this instrument on behalf of the General Partner, the General Partner being authorized to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 16th day of August, 2013.

Harriet M. Greer
NOTARY PUBLIC

My Commission Expires: January 11, 2017

HARRIET M. GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, as more particularly described according to a survey dated June 28, 2013, as revised on July 12, 2013 and August 14, 2013, by R. Scot Cherry, T.R.L.S. No. 1512, as follows:

Beginning at a pk nail set in the southerly right-of-way line of State Street, 50 feet in width, at a corner common with the property of The 4-J, L.P., as of record in Deed Book 9359, Page 359, at the Register's Office for Davidson County, Tennessee said point being located at Northing: 664,747.45; Easting: 1,733,499.11; on the State Plane Coordinate Systems; also being located 100.07 feet from the intersection of the southerly right-of-way line of State Street and the easterly right-of-way line of 17th Avenue North;

Thence with the southerly right-of-way line of State Street, North 59 deg 16 min 44 sec East, 150.86 feet to an iron rod set, at a corner common with the property of Sandra A. Dismukes-Joyner, as of record in Instrument Number: 20050620-0069922, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of State Street, with the westerly property line of Sandra A. Dismukes-Joyner, South 03 deg 31 min 07 sec East, 169.81 feet to an existing pk nail in the northerly right-of-way line of Church Street Alley, 20 feet in width, at a corner common with the property of John A. Gupton College, as of record in Instrument Number: 20090827-0080750, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Church Street Alley, South 59 deg 14 min 35 sec West, 150.00 feet to an iron rod set at a corner common with the property of David H. Smith, Et Al, as of record in Deed Book 5976, Page 544, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Church Street Alley, with the easterly property line of David H. Smith, Et Al, North 30 deg 48 min 31 sec West, 169.91 feet to the POINT OF BEGINNING. Containing 25,552 square feet or 0.587 acres more or less.

Also being known as Lots 332, 333 and 334 of the Boyd Home Place, as of record in Plat Book 21, Page 39, at the Register's Office for Davidson County, Tennessee

Being the same property conveyed to The 4-J L.P., a Tennessee limited partnership, by quitclaim deed dated May 18, 1994, from James N. Stansell and wife, Dolores R. Stansell, of record in Book 9359, page 357, Register's Office for Davidson County, Tennessee.