This instrument prepared by:

Joseph S. Rupkey
Foley & Lardner LLP
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-5306

BILL GARRETT, Davidson County
Trans:T20130106313 DEEDQC
Recvd: 12/23/13 09:05 4 pgs
Fees:22.00 Taxes:0.00
20131223-0128976

Address of New Owner:	Send Tax Bills to:	Map Parcel Number
MFP Real Estate LLC 150 East 42nd Street Mezzanine Level New York, NY 10017	Same	082-13-0-327.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100ths Dollars ($1.00), cash in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **DEVENPORT FAMILY LIMITED PARTNERSHIP #1** ("**Grantor**") by these presents does hereby quitclaim and convey unto **MFP REAL ESTATE LLC**, a Delaware limited liability company ("**Grantee**"), whose address is set forth above, its successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee:

See **Exhibit A** attached hereto and incorporated herein.

This is improved property known as 816 4th Avenue North, Nashville, Tennessee 37219.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this 20 day of December, 2013, Grantor having caused its name to be signed hereto by its duly authorized officers on said day and date.

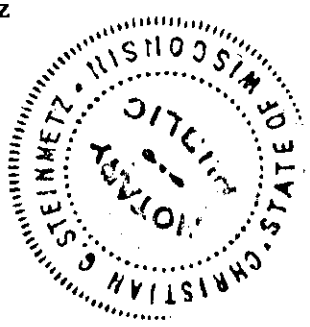
DEVENPORT FAMILY LIMITED PARTNERSHIP #1

By: Douglas D Devenport
Name: Douglas D. Devenport
Title: General Partner

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, this 14th day of December, 2013, by Douglas D. Devenport, the General Partner of Devenport Family Limited Partnership #1, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity as aforesaid, as his/her free act and deed, and as the free act and deed of said limited partnership.

Printed Name: Christian G. Steinmetz
Notary Public, State of Wisconsin
County of Milwaukee
My Commission is Permanent



STATE OF Tennessee)
) ss.
COUNTY OF Davidson)

The actual consideration for this transfer is $1.00.

Brandy Gomez
Affiant

Subscribed and sworn to before me this 23 day of December, 2013.

R. Kirkland Moser
NOTARY PUBLIC
My Commission Expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Legal Description of the Property

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

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Harrison Street and the easterly right-of-way line of 4th Avenue North;

Thence leaving the northerly right-of-way line of Harrison Street with the easterly right-of-way line of 4th Avenue North, North 27 deg 21 min 12 sec West, 517.39 feet to an iron rod set at a corner common with Metro Government of Nashville, as of record in Book 11173, Page 904, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 4th Avenue North with the southerly property line of Metro Government of Nashville along a curve to the left with an arc length of 370.03 feet, the radius of which is 530.34 feet, the central angle of which is 39 deg 58 min 36 sec, the chord of which is North 54 deg 18 min 19 sec East, 362.57 feet to an iron rod set on the westerly right-of-way line of 3rd Avenue North;

Thence with the westerly right-of-line 3rd Avenue North, South 27 deg 09 min 51 sec East, 106.01 feet to an iron rod set at a corner common with Nashville Gas & Heating Co., as of record in Book 785, Page 522, at said Register's Office;

Thence leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of Nashville Gas & Heating Co., South 63 deg 15 min 27 sec West, 173.87 feet to an iron rod set;

Thence South 27 deg 18 min 45 sec East, 175.27 feet to an iron rod set;

Thence South 62 deg 25 min 32 sec West, 71.49 feet to an iron rod set;

Thence South 27 deg 19 min 46 sec East, 291.17 feet to an existing iron rod on the northerly right-of-way line of Harrison Street;

Thence with the northerly right-of-way line of Harrison Street, South 63 deg 05 min 43 sec West, 112.79 feet to the point of beginning, containing 85,484 square feet (1.96 acres more or less).

Being the same property conveyed to Devenport Family Limited Partnership #1, as of record in Deed Instrument No. 200412160149732, at said Register's Office.

The aforesaid property description is based upon a Boundary Survey dated November 6, 2013 and last revised on December 18, 2013 prepared by R. Scot Cherry (RLS# TN 1512) of 622 West Iris Drive, Nashville, TN 37204.