BILL GARRETT, Davidson County
Trans:T20130107894 DEEDQC
Recvd: 12/31/13 08:44 3 pgs
Fees:17.00 Taxes:0.00
20131231-0131013

This Instrument Prepared By:
G. Philip Anderson, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
MFP Real Estate LLC
150 East 42nd Street
New York, NY 10017

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP **82-13**

PARCEL **326**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Crown Lebanon Partnership, L.P.**, hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **MFP Real Estate LLC, a Delaware limited liability company**, for the sole purpose of a new legal description due to a new survey, hereinafter called the "GRANTEE", all its right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A" for a complete legal description of said property.

Being the same property conveyed to Crown Lebanon Partnership, L.P. by deed from John R. Hooton, dated 2/1/01 and recorded 7/11/01 of record in Instrument No. 20110711-0073928, Register's Office for Davidson County, Tennessee. Being further conveyed to MFP Real Estate LLC, a Delaware limited liability company, by Warranty Deed from Crown Lebanon Partnership, L.P. of record in Instrument No. 20131231-0131012, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is improved property known as 963 3rd Avenue N, Nashville, Tennessee 37201.

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

WITNESS my hand this the 20th day of December, 2013.

Crown Lebanon Partnership, L.P.

BY _____
Elizabeth H. Hooten, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Elizabeth H. Hooten,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the General Partner of **Crown Lebanon Partnership, L.P.**, the within named bargainor, a partnership, and that she as such authorized partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the partnership as such authorized partner.

WITNESS my hand and official seal this 20th day of December, 2013.

_____
G. Philip Anderson
NOTARY PUBLIC

My Commission Expires:
6.21.2016

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me on this 20th day of December, 2013.

_____
NOTARY PUBLIC

My Commission Expires:
6.21.2016

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

"A"

Being a tract of land lying Davidson County, Tennessee, also known as Lots 4 through 7 Subdivision of lots 32 and 33 of Balch and Whitesides Addition to Nashville, as of record in Minute Book H, Page 324 and part of Lot 31 and the north part of the Magazine Lot, as of record in Minute Book D, Page 734, at the County Court Circuit Court Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the westerly right-of-way line of 3rd Avenue North and the southerly right-of-way line of Jackson Street;

Thence leaving the southerly right-of-way line of Jackson Street with the Westerly right-of-way line of 3rd Avenue North, South 27 deg 05 min 18 sec East, 201.68 feet to an existing iron rod at a corner common with Polar Ref. Serv. Inc. & U.S. Cold Storage, as of record in Book 8168, Page 71, at said Register's Office;

Thence leaving the westerly right-of-way line of 3rd Avenue North with the Northerly property line of Polar Ref. Serv. Inc. & U.S. Cold Storage, South 62 deg 11 min 44 sec West, 151.00 feet to an existing iron rod;

Thence North 27 deg 24 min 26 sec West, 75.00 feet to an existing iron rod;

Thence South 63 deg 23 min 57 sec West, 150.00 feet to an existing iron rod;

Thence North 27 deg 21 min 12 sec West, 126.24 feet to an existing iron rod on the southerly right-of-way line of Jackson Street.

Thence with the southerly right-of-way line of Jackson Street North 62 deg 42 min 43 sec East, 301.99 feet to the point of beginning, containing 49,730 square feet (1.14 acres more or less).

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.