STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 21st day of August, 2001

Notary Public

My commission expires: 9/25/04

This instrument was prepared by:

Leroy Cain, Jr
208 Third Avenue North
Nashville, Tennessee 37201

Address New Owner as Follows:	*Send Tax Bills To:*	*Map-Parcel*
		83-5/Par.113
B & W Management Service, LLC 4290 Brick Church Pike Whites Creek, Tennessee 37189	SAME	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, David Lynch and Wife Gayla Lynch, our heirs and assigns, have bargained and sold and hereby convey, remise, release and forever quitclaim all of our right, title and interest in the following tract or parcel of land, located in Davidson County, Tennessee, unto Wash and Beatrice Johnson, d/b/a B& W Management Services, LLC, their respective heirs and assigns, in such a manner that grantees shall acquire title in fee, by means of this conveyance. Said tract or parcel of land being conveyed hereunder is described as follows:

Being Lot No. 10, of Block "F" on the Plan of E.T. Brown's Eastwood Addition, as of record in book 332, page 63, Register's Office for said County, further described as follows:

Beginning on the southerly margin of West Eastland Avenue, formerly Jackson Street, at the corner of Lots Nos. 9 and 10: thence with the line between said two lots southwardly 211 feet to the northerly margin of an alley; thence with said alley eastwardly 34 feet; thence eastwardly 34 feet; thence northwardly 34 feet; thence eastwardly 16 feet; thence northwardly 177 feet to the southerly margin of said Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to the undersigned, of record in Deed Book 5580 Page 555, Register's Office of Davidson County Tennessee; and then conveyed to ABF, Inc. by Chancery Court Order/Deed, of record in Deed Book 9405 Page 259, Register's Office of Davidson County Tennessee, and thereafter conveyed to B&W Management Services, LLC by deed from Charles R. Jones, ABF, Inc , a/k/a American Business Funding, of record as Instrument No. 20010409-0034874, Register's Office for Davidson County Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 15th day of August, 2001.

David Lynch

Gayla Lynch

LEROY CAIN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE)
COUNTY OFCheatham)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named David Lynch and Gayla Lynch, husband and wife, respectively, and bargainers, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 21st day of August 2001.

NOTARY PUBLIC

My commission expires: 9/25/2004

Davidson County DEEDQC
Recvd: 08/21/01 15:11 1pgs
Fees:12.00 Taxes:0.00

20010821-0090447