41
JRK

QUITCLAIM DEED

FROM: VOLUNTEER CONSTRUCTION OF NASHVILLE, LLC, Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: RICHLAND BUILDERS, a Tennessee general partnership, Grantee

Address New Owner (s) as follows:

121 21ST Avenue North
Suite 302
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

New Owner

Map-Parcel Numbers

81-7-416
92-10-196

Davidson County DEEDQC
Recvd: 09/23/02 09:28 3pgs
Fees:17.00 Taxes:0.00
20020923-0115367

STATE OF TENNESSEE)
COUNTY DAVIDSON)

The actual consideration for this transfer is Zero and No/100 Dollars ($-0-).

Affiant

Sworn to and subscribed before me, this 13th day of September, 2002.

Notary Public

My Commission Expires: 09-25-04

THELMA TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Volunteer Construction of Nashville, LLC, a Tennessee limited liability company (the "Grantor") does quitclaim unto Richland Builders, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2904 Felicia Street and 1902 Cephas Street, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 13th day of September, 2002.

VOLUNTEER CONSTRUCTION OF NASHVILLE, LLC

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Thelma Thompson, a Notary Public of said County and State, personally appeared Gregg Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of VOLUNTEER CONSTRUCTION OF NASHVILLE, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office, this 13th day of September, 2002.

Thelma Thompson
Notary Public

My Commission Expires: 09-25-04

NOTARY PUBLIC AT LARGE

EXHIBIT A

Property Description

Tract 1:

Being Lot No. 35 on the plan of T. M. Steger's Second Subdivision of the part of the Barrow Property not of record.

Said Lot No. 35 fronts 50 feet on the northerly side of Felicia Avenue and runs back between parallel lines, parallel with and 60 feet east of the easterly margin of Steger Street, 150 feet to an alley.

Being the same property conveyed to Volunteer Construction Company of Nashville, Tennessee, LLC by Warranty Deed from James Wesley Mitchell, Jr., dated October 25, 2001, recorded October 26, 2001, of record in Instrument No. 200110260117251, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot No. 15, on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 15 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 to an alley.

Being the same property conveyed to Volunteer Construction Company of Nashville, LLC by Warranty Deed from Howard L. Caughron, of record as Instrument No. 20010502-0044997, Register's Office for Davidson County, Tennessee.

The above descriptions are the same as in the previous deeds of record.