PROPERTY TAX INFORMATION:

OWNER: Barbara M. Rosser, Trustee
702H Bowling Avenue
Nashville, TN 37215

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TRAIL, Attorney
107 North Maple Street
Murfreesboro, TN 37130

From information furnished
by the parties.

Map: 117-01-0A
Parcel: 003.00

Davidson County DEEDQC
Recvd: 10/29/03 08:57 4pgs
Fees:27.00 Taxes:0.00
20031029-0159028

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that VBR Holdings, LP, a Tennessee Limited Partnership, formerly known as The Rosser Family Partnership, L.P. (the "Partnership"), for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a reconveyance to the partners of the Partnership, hereby conveys, remises, releases and quitclaims unto Sandra Y. Trail, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

> Being Unit No. 4-A on the Plan of Bowling Square Condominium, Resubdivision of part of Lot No. 4, as of record in Book 4860, page 51, Register's office for Davidson County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to the Partnership by deed of record in Record Book 9658, page 656 in the Register's Office for Davidson County, Tennessee.

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

And now, I, said Sandra Y. Trail, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby convey, remise, release and forever quitclaim the following percentage interests in the above described tract of land in Davidson County, Tennessee unto the following grantees and their respective heirs and assigns, as tenants in common: (1) unto Barbara M. Rosser, as Trustee of the Barbara M. Rosser Living Trust dated April 10, 1995 (the "Living Trust"), its successors and assigns, a 50% undivided interest, (2) unto Barbara M. Rosser, as Trustee of the Family Subtrust under the Vernon L. Rosser Living Trust dated April 10, 1995, a 32% undivided interest, and (3) unto Barbara M. Rosser, as Trustee of the Spouse Subtrust

under the Vernon L. Rosser Living Trust dated April 10, 1995, an 18% undivided interest. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS its hand and seal this 7th day of October, 2003.

VBR HOLDINGS, L.P., a Tennessee Limited Partnership

Barbara M. Rosser
Barbara M. Rosser, Trustee of the Barbara M. Rosser Living Trust dated April 10, 1995, General Partner and Limited Partner

Barbara M. Rosser
Barbara M. Rosser, Trustee of the Family Subtrust under the Vernon L. Rosser Living Trust dated April 10, 1995, Limited Partner

Barbara M Rosser
Barbara M. Rosser, Trustee of the Spouse Subtrust under the Vernon L. Rosser Living Trust dated April 10, 1995, Limited Partner

Sandra Y. Trail
Sandra Y. Trail, Trustee

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the County and State aforesaid, personally appeared Barbara M. Rosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee of the Barbara M. Rosser Living Trust dated April 10, 1995, a General Partner and Limited Partner of the VBR Holdings, L.P., a Tennessee Limited Partnership, the within named bargainor, and that she as such Trustee, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained, by signing the name of the Barbara M. Rosser Living Trust as General Partner and Limited Partner of VBR Holdings, L.P., a Tennessee Limited Partnership, by herself as Trustee.

Witness my hand and official seal at Murfreesboro, Tennessee this 7th day of October, 2003.

Lisa A. Hayes
NOTARY PUBLIC

My commission Expires: 7/9/2006

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the County and State aforesaid, personally appeared Barbara M. Rosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee of the Family Subtrust under the Vernon L. Rosser Living Trust dated April 10, 1995, a Limited Partner of the VBR Holdings, L.P., a Tennessee Limited Partnership, the within named bargainor, and that she as such Trustee, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained, by signing the name of the Family Subtrust under the Vernon L. Rosser Living Trust as Limited Partner of VBR Holdings, L.P., a Tennessee Limited Partnership, by herself as Trustee.

Witness my hand and official seal at Murfreesboro, Tennessee this 7th day of October, 2003.

NOTARY PUBLIC

My commission Expires: 7/9/2006

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the County and State aforesaid, personally appeared Barbara M. Rosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee of the Spouse Subtrust under the Vernon L. Rosser Living Trust dated April 10, 1995, a Limited Partner of the VBR Holdings, L.P., a Tennessee Limited Partnership, the within named bargainor, and that she as such Trustee, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained, by signing the name of the Spouse Subtrust under the Vernon L. Rosser Living Trust as Limited Partner of VBR Holdings, L.P., a Tennessee Limited Partnership, by herself as Trustee.

Witness my hand and official seal at Murfreesboro, Tennessee this 7th day of October, 2003.

NOTARY PUBLIC

My commission Expires: 7/9/2006

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named Sandra Y. Trail, as Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 6th day of October, 2003.

KELLY L. AGEE
Notary Public At Large
RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My commission Expires: 4/22/07

AFFIDAVIT OF VALUE

I hereby swear or affirm that no consideration was given for this Quitclaim Deed.

Barbara K. Rosack
AFFIANT

Sworn to and subscribed before me, on this 7th day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 7/9/2006

