PREPARED BY (AND RETURN TO):
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Davidson County DEEDQC
Recvd: 12/16/03 14:45 3pgs
Fees:17.00 Taxes:0.00
20031216-0179720

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peggy J. Rouillier, Trustee of the Peggy J. Rouillier Living Trust Agreement dated October 24, 1996 **7242 Old Harding Pike** **Nashville, TN 37221**	Same

TAX MAP-PARCEL NUMBERS: 090-11-B-001 and 090-11-B-002

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **RBL Associates LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Peggy J. Rouillier, Trustee of the Peggy J. Rouillier Living Trust Agreement dated October 24, 1996,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 and 2 of River Breeze Garden Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Document No. 20030207-0017550, as amended in Document No. 20030618-0084385, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being part of the same property Conveyed to RBL Associates, LLC, a Tennessee Limited Liability Company by deed from Barbara L. Tompkins of record in Document No. 200212060150617 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Master Deed and By Laws as Exhibit B Document No. 20030207-0017550, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. And easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5269, Page 72, said Register's Office. The provisions of the condominium Master Deed of record in Document No. 20030207-0017550 amended in Document No. 20030618-0084385. By Quitclaim Deed of record in Document No. 20030207-0017551, RBL Associates

conveyed all interest in the common elements to River Breeze Garden Townhomeowners Association, Inc.

This is improved property, known as: 510 Basswood Avenue, #1 and 2, Nashville, Tennessee 37209

WITNESS THE EXECUTION HEREOF this 12th day of December, 2003.

RBL Associates LLC, a Tennessee limited liability company

By: Peggy J. Rouillier, Chief Manager

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, personally appeared **Peggy J. Rouillier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Chief Manager** (or other officer authorized to execute this instrument) of **RBL Associates LLC, a Tennessee limited liability company**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Brentwood Tennessee this the 12th day of December, 2003.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ zero

Affiant

Sworn and subscribed before me on December 12, 2003.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

LIMITED LIABILITY COMPANY RESOLUTION
GIVING AUTHORITY TO CONVEY PROPERTY

This grant of authority is executed by the undersigned Members of RBL ASSOCIATES, LLC, a limited liability company (the "LLC"). The undersigned hereby, jointly and severally grant, state, warrant and represent:

1. The undersigned constitute all of the Members of RBL ASSOCIATES, LLC, whose Articles of Organization were filed in the Office of the Secretary of State of Tennessee on November 1, 2002.
2. As a part of the winding-up of the affairs of the business and dissolution of the limited liability company by year end, William J. Lehmberg, Jr. will be paid $71,650.00 and the remaining properties shall be transferred to the other members of the LLC.
3. Either Peggy J. Rouillier or Paula J. Burtch, without joinder of the other, as members of the LLC, shall be and are hereby authorized to execute deeds of conveyance on behalf of the LLC and any other documents necessary to convey said property to either Paula Jean Burtch or to Peggy J. Rouillier, Trustee or individually, said property having been submitted to a horizontal property regime as set forth in a Master Deed for River Breeze Garden Townhomes of record as Instrument Number 20030207-0017550, amended in Instrument Number 20030618-0084385, Register's Office for Davidson County, Tennessee.
4. All actions taken by Peggy J. Rouillier or Paula J. Burtch as Members of the LLC in execution any and all documents in connection with the conveyance of said condominium units or common area are hereby ratified and affirmed as being consistent with the purposes for which the LLC was formed.
5. The signature of Peggy J. Rouillier or Paula J. Burtch shall be binding upon the LLC as if said documents were executed by all the Members. No person dealing with Peggy J. Rouillier or Paula J. Burtch as Members of the LLC shall be required to determine her authority to make any commitment or undertaking on behalf of the LLC with respect to the aforesaid actions.
6. By their signature below, each Member of the LLC hereby consents to taking these actions by consent without a meeting. This consent shall be filed with the minutes or records of the LLC.
7. This Resolution may be executed in one or more counterparts all of which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, Members have executed this Resolution effective as of the 12 day of December, 2003.

PEGGY J. ROUILLIER, MEMBER

PAULA J. BURTCH, MEMBER

WILLIAM J. LEHMBERG, JR., MEMBER