THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23174** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2004. Notary Public My Commission Expires: 9-25-04

QUITCLAIM DEED

Address New Owner: MKF Construction, LLC 3630-F Trousdale Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.118-07-0 Parcel No. 071.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Robinson, married, Matthew Keuning, married and Richard Miles Simmons, unmarried, ("Grantor"), does hereby quitclaim, transfer and convey unto MKF Construction, LLC, a Tennessee limited liability company, ("Grantee"), its heirs and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2726 Larmon Drive, Nashville, TN 37204.

Subject property is not and never has been the principal residence of the Grantors.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2004.

John Robinson

Richard Miles Simmons

Matthew Keuning

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Robinson, Matthew Keuning and Richard Miles Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2004.

Notary Public

My Commission Expires:

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDQC
Recvd: 08/12/04 13:43 2pgs
Fees:12.00 Taxes:0.00

20040812-0097566

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.

Said Lot No. 8 fronts 73.9 feet on the north side of Larmon Avenue and runs back between lines 242.9 feet on the east line and 249.9 feet on the west line, to a dead line in the rear, measuring 83.6 feet thereon.

Excepting therefrom that portion thereof described in the Final Consent Judgement made on August 12, 1970 by The Third Circuit Court of Davidson County, Tennessee in an action entitled State of Tennessee, et al vs. George B. Tomlin, et al, Case No. B-1799, a certified copy of which order is of record in Book 4440, page 931.

TRACT II:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the south margin of Larmon Drive at the southwest corner of Lot 7 in accordance with Deed Book 8601, page 259 and further located at coordinates north 650438.98 east 1741812.40; thence with a curve left having a Delta Angle 89 deg. 45 min. 53 sec, radius 50.00 feet, length 78.35 feet, chord North 63 deg. 14 min. 25 sec. west 70.58 feet to a point; thence north 40 deg. 42 min. 01 sec. east 104.48 feet to a point; said point being right-of-way monument located 96.6 feet right of I-440 centerline station 535 + 06; thence south 02 deg. 38 min. 19 sec. west 111.11 feet to the point of beginning, containing 0.066 acres, 2870 square feet.

Being the same property conveyed to John Robinson, a married person, Matthew Keuning, a married person and Richard Miles Simmons, an unmarried person by deed dated May 13, 2004 from Mary F. Sullivan, a married person of record in Instrument No. 20040517-0057601, Register's Office for Davidson County, Tennessee.