PICK-UP

This document prepared by (and after recording return to):
Name: James L. McElroy
Firm/Company: Cumberland Law Group, LLPC
Address: 1222 16th Avenue South
Suite 10
City, State, Zip: Nashville, TN 37212
Phone: 615-726-3022

Davidson County DEEDQC
Recvd: 10/26/04 14:41 2pgs
Fees:12.00 Taxes:0.00
20041026-0128798

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Cumberland Building Group, LLC, a Tennessee limited liability company, hereinafter referred to as "Grantor", does hereby demise, transfer, convey, release, and forever quitclaim unto Athena Funding Partners, LLC, a Delaware limited liability company, hereinafter referred to as "Grantee", all of Grantor's right, title and interest in the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1018 on the Map of Abbotsford, Phase 2, of record as Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Grantor by deed from Landstar Development, LLC, of record as Instrument No. 20020410-0044317, Register's Office for Davidson County, Tennessee.

which has the address of 916 Bowring Drive, Nashvilleville, Tennessee 37215.

This instrument is executed, delivered and accepted as a deed in lieu of foreclosure of that certain Subordinate Deed of Trust (the "Deed of Trust"), of record as Instrument No. 20040820-0100733, Register's Office for Davidson County, Tennessee. It is the intention of the Grantor and Grantee that the liens created by the Deed of Trust or any other document given to evidence or further secure the indebtedness secured by the Deed of Trust shall not merge into the fee title acquired by Grantee pursuant to this instrument until such time as Grantee executes and records a written instrument effecting such merger and that this instrument not be deemed as a satisfaction of the indebtedness secured by such Deed of Trust or affect in any manner any other document, instrument or collateral evidencing or securing such indebtedness. The conveyance hereunder is made subject to all prior instruments of record.

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State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $10.00.

Timothy G. Wallace

Subscribed and sworn to before me this the 25th day of October, 2004.

notary public

print name: [illegible]

my commission expires: AT LARGE

WITNESS Grantor's hand this the ____ day of October, 2004.

CUMBERLAND BUILDING GROUP, LLC

By: _____
Deborah M. Clarke, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Deborah M. Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Secretary of Cumberland Building Group, LLC, a Tennessee limited liability company, the within bargainor, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the __ day of October, 2004.

_____
Notary Public
Printed Name: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission Expires:
1-20-2007

map & parcel 117-13-B-154

Grantee name, address, phone:

Athena Funding Partners, LLC
Address: C/o Athena Housing Partners, LLC
354 Cool Springs Blvd., Suite 106
Franklin, TN 37067

Phone: 615-771-3052

SEND TAX STATEMENTS TO GRANTEE

New Owner