THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Jane-Allen McKinney
Affiant

Subscribed and sworn to before me this 30th day of DEC, 2004.

Mitchell A. Watts
Notary Public

My Commission Expires:

10-17-05

Davidson County DEEDQC
Recvd: 01/03/05 12:38 2 pgs
Fees:12.00 Taxes:0.00

20050103-0000538

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS NEW OWNER

Ace Real Estate, LLC
822 19th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO

Ace Real Estate, LLC
P.O. Box 120454
Nashville, TN 37212

MAP & PARCEL NOS.

MAP 92-7
PARCEL 300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, Jane-Allen McKinney, unmarried, hereby quitclaim and convey to Ace Real Estate, LLC, a Tennessee limited liability company, its successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING Lot No. 12 and the northerly 50.0 feet of Lot No. 11 on the Map of Subdivision of Lot No. 17 of Harding Lytle Tract of record in Plat Book 1, page 95, Chancery Court at Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, October 19, 1938, as follows:

BEGINNING on the easterly margin of 19th Avenue, North, formerly Walnut Street, at an iron pin 210.0 feet South of the southerly margin of Hermosa Street; thence with the easterly margin of 19th Avenue, North, southwardly 100.0 feet to a stake; thence eastwardly 151.0 feet to a stake; thence northwardly 91.0 feet, more or less, to the southerly margin of Hamilton Street; thence with said street westwardly 22.0 feet, more less, to the easterly line of Lot No. 12; thence with said line, northwardly 10.0 feet, more or less, to the southerly line of Lot No. 13; thence with said line, South 62 deg. 15 min. West, 135.0 feet to the BEGINNING.

INCLUDED in the above described property but specifically EXCLUDED herefrom is Lot No. 12 as shown on the above referenced Map in Plat Book 1, page 95, Chancery Court at Nashville.

BEING the same property conveyed to Jane-Allen McKinney, unmarried, by deed from Joel C. Gordon, married, and Sylvia Weinberger, individually and Sylvia Weinberger, Trustee, of record as Instrument No. 20040824-0102330 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 822 19th Avenue, North, Nashville, Tennessee 37208.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 30th day of December, 2004.

Jane-Allen McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane-Allen McKinney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of December, 2004.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee