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- .

Affiant

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

Notary Public

My Commission Expires:

10-17-05

Davidson County DEEDQC
Recvd: 01/03/05 12:40 2 pgs
Fees:12.00 Taxes:0.00
20050103-0000541

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

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ace Real Estate, LLC 1734 16th Avenue, North Nashville, TN 37208	Ace Real Estate, LLC P.O. Box 120454 Nashville, TN 37212	MAP 81-11 PARCEL 317

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 the northerly half of Lot No. 292 on the Plan of McGavock, Wetmore and Other's Second Addition called the "Addition to the Town of McGavock" of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 292 fronts 50.0 feet on the easterly side of 16th Avenue, North, formerly Hendershott Street, and runs back between parallel lines 170.0 feet to an alley.

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. 20040824-0102328 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1734 16th 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: 10/17/05

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