THIS INSTRUMENT WAS PREPARED BY:
Hugh W. Entrekin, Attorney at Law
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Mooreland Title Comp
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, TN 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me this 25th day of January, 2005.

NOTARY PUBLIC

Commission Expires: 3-6-06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Davidson County DEEDQC
Recvd: 02/02/05 08:00 2 pgs
Fees:12.00 Taxes:0.00
20050202-0011934

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
Mocha Properties, a Tennessee General Partnership P.O. Box 291343 Nashville, Tennessee 37229	Popular Financial Services, LLC 3909 Sunset Ridge Rd., Ste. 203 Raleigh, North Carolina 27607	44-15-82.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Donald R. Swartz and wife, Terry Keller Swartz**, do hereby convey, remise, release and forever quitclaim unto **Mocha Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz** its successors and representatives, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 98 on the Plan of Village of Old Hickory, Section "D", as of record in Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 56.0 feet on the easterly margin of Bryan Street and extends back between parallel lines 61.1 feet to a dead line on the rear of which it measures 56.0 feet.

Being the same property conveyed to Donald R. Swartz and wife, Terry Keller Swartz by deed of record in Instrument No. 20050202001193 3, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of January, 2005.

By: Donald R. Swartz

By: Terry Keller Swartz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Donald R. Swartz and Terry Keller Swartz, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such, executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at Nashville, Tennessee, this 25th day of January, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN