Davidson County DEEDQC
Recvd: 02/11/05 11:29 4 pgs
Fees:22.00 Taxes:0.00
20050211-0015965

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Tract I
D & J Properties, LLC	New Owner	Map 90-8
650 Wedgewood Avenue		Parcel 69.00
Nashville, TN 37203-5527		Tract II
		Map 90-8
		Parcel 70.00
		Tract III
		Map 092-09
		Parcel 223.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, D & J Properties of Tennessee, LLC as the sole remaining partner and owner of all of the assets of J & K Partners, a Tennessee General Partnership (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto D & J Properties, LLC, a Tennessee Limited Liability Company (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I

Being Lot No. 60 on the Resubdivision of part of Nashville Annex as of record in Book 332, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Said Lot No. 60 fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to J & K Partners, by deed from Gladys Richardson, et al of record in Instrument No. 20010706-0072139, Register's Office

JAN-19-2005 12:35 BELLE MEADE TITLE 615 2972413 P.05/08

for Davidson County, Tennessee.

This is improved property commonly known as 626 Annex Avenue, Nashville, TN 37209.

Tract II

Being Lot No. 61 on the plan of th Resubdivision of part of West Nashville Annex as of record in Book 332, page 24, said Register's Office for said County.

Said Lot No. 61 fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to J & K Partners, a Tennessee General Partnership by deed from S. Gladys Richardson et al, of record in Instrument Number 20010706-0072137, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 624 Annex Avenue, Nashville, TN 37209.

Tract III

Being Lot No. 79 on the Map of Subdivision of W. R. Wilson Tract, West Nashville, Tennessee recorded in Plat Book 332, page 161, Register's Office for Davidson County, Tennessee to which plat reverence is hereby made for a more complete and accurate description.

Being the same property conveyed to J & K Partnership by deed from The Wilson Group Real Estate, LLC of record in Instrument Number 20020319-0034075, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 409 36th Avenue N., Nashville, TN 37209

(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 21st day of January, 2005.

Notary Public

My Commission Expires: 05-30-07

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 21st day of January, 2005.

D & J PROPERTIES OF TENNESSEE, LLC
as the sole remaining partner and owner of the assets of J & K Partners

By: _____
Chief Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Linda Hill of the state and county mentioned, personally appeared Jeff Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be chief manager of the D & J Properties of Tennessee, LLC and as such Jeff Gaw acknowledged that he/she is authorized to execute the foregoing instrument on behalf of D & J Properties of Tennessee, LLC the within named limited liability company, and that he/she as such chief manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as chief manager.

Witness my hand and seal, at office in Nashville, Tn this 21 day of January, 2005.

LINDA KAY HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 05-30-07