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 22nd day of March, 2005.

Notary Public

My Commission Expires:

10-17-05

Davidson County DEEDQC
Recvd: 03/23/05 10:57 3 pgs
Fees:17.00 Taxes:0.00
20050323-0031557

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

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ace Housing, LLC P.O. Box 120454 Nashville, TN 37209	Ace Housing, LLC P.O. Box 120454 Nashville, TN 37208	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, Ace Real Estate, LLC, a Tennessee limited liability company, hereby quitclaims and conveys to Ace Housing, LLC, a Tennessee limited liability company, its successors and assigns, all right, title and interest that it may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 22nd day of March, 2005.

Ace Real Estate, LLC

By:

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jane-Allen McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Ace Real Estate, LLC, the within named bargainor, a limited liability company, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as President.

WITNESS my hand and official seal this 22nd day of March, 2005.

Notary Public

My Commission Expires: 10/12/05

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

EXHIBIT "A"

LEGAL DESCRIPTION

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 Ace Real Estate, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jane-Allen McKinney, unmarried, of record as Instrument No. 20050103-0000541 in the Register's Office for Davidson County, Tennessee.