Davidson County DEEDQC
Recvd: 08/05/05 14:14 2 pgs
Fees:12.00 Taxes:0.00
20050805-0092633

BOX 12
HEIDI DUNN

QUITCLAIM DEED

Address New Owner as Follows: Sunshine Enterprises, LLC
3514 Geneva Circle
Nashville, Tennessee 37209

Send Tax Bills To: (same)

Map-Parcel Numbers
92-5 341
92-5 342

This instrument prepared by: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

D. Billye Sanders
Affiant

Subscribed and sworn to before me, this the 4th day of August, 2005.

Nancy Lee Easterling
NOTARY PUBLIC

NANCY LEE EASTERLING NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: April 18, 2006

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, D. Billye Sanders ("Grantor"), by these presents, does hereby quitclaim and convey all her right, title and interest to Sunshine Enterprises, LLC ("Grantee"), its successores and assigns, the following described parcels of land in Davidson County, Tennessee, to wit:

Lot 1 (Map 92-5, Parcel 341):

Being lot 341 on the Resubdivision of the North 100 feet of the East Half of Block 42 of the Map of Midway, of record as Instrument No. 20050713-0081204, Register's Office for Davidson County, Tennessee.

Beginning 75 feet from the Southwest corner of 33rd Avenue North and Albion Street, thence westerly 75 feet with the southerly margin of Albion Street, thence at right angles southerly 100 feet along the eastern margin of an alley, thence at right angles easterly 75 feet, thence northerly 100 feet to the beginning.

Being part of the same property conveyed to D. Billye Sanders, from her husband, Edwin C. Sanders, by deed dated November 17, 2004 of record as Instrument No. 20041117-0137941 in the Register's Office for Davidson County, Tennessee, and conveyed from Gladys S. Bond, a widow, to D. Billye Sanders and husband, Edwin C. Sanders, by deed dated October 18, 1993 of record in Book 9118, page 352, said Register's Office.

and

Lot 2 (Map 92-5; Parcel 342):

Being lot 342 on the Resubdivision of the North 100 feet of the East Half of Block 42 of the Map of Midway, of record as

Instrument No. 20050713-0081204, Register's Office for Davidson County, Tennessee.

Beginning at the southwest corner of 33rd Avenue North and Albion Street, thence with the westerly margin of said 33rd Avenue North, southerly 100 feet; thence at right angles westerly 75 feet, thence northerly 100 feet to the southerly margin of Albion St. thence easterly with the southerly margin of Albion Street, 75 feet to the beginning.

Being part of the same property conveyed to D. Billye Sanders from her husband, Edwin C. Sanders by deed dated November 17, 2004 of record as Instrument No. 20041117-0137941 in the Register's Office for Davidson County, Tennessee, and conveyed from Gladys S. Bond, a widow, to D. Billye Sanders and husband, Edwin C. Sanders, by deed dated October 18, 1993 of record in Book 9118, page 352, said Register's Office.

Lot 1 is unimproved property known as 3305 and 3307 Albion Street, Nashville, Tennessee 37209.

Lot 2 is unimproved property known as 3301 and 3303 Albion Street, Nashville, Tennessee 37209.

Said parcels of land formerly fronted 33rd Avenue North and were formerly known as lots 130 and 131 of Map 92-5 and formerly known as 941 and 943 33rd Avenue North, respectively.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of August, 2005.

D. Billye Sanders

D. BILLYE SANDERS

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 **D. BILLYE SANDERS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of August, 2005.

Nancy Lee Easterling

NOTARY PUBLIC

NANCY LEE EASTERLING NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: April 18, 2006