Davidson County DEEDQC
Recvd: 08/24/05 11:48 2 pgs
Fees:12.00 Taxes:0.00
20050824-0101009

This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Bakari Enterprises, LLC
2316 Cloudgrove Point
Antioch, TN 37013

Send Tax Bills To:
Owner

MORTGAGEE:
None

Map and Parcel No.
162-16-0 A 048.00 CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Roderick Agee and wife, Omeka Agee** ("Grantor"), this day havebargained and sold, and hereby quitclaim, convey and transfer unto **Bakari Enterprises, LLC** ("Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of the Plan of Mill Creek Club, Phase I, as of record in Book 4860, Page 11, Register's Office for said County, the part hereby conveyed being: Unit No. 11, Building No. 10, Known as 11 Sycamore Court, as shown in and described by said Plan: Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thee unto attached recorded in Book 4887, Page 961, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements. Subject however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in said Master Deed and By-Laws thereunto attached, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Being the same property conveyed to Roderick Agee and wife, Omeka Agee by cash Deed from The Secretary of Housing and Urban Development of record as Instrument No. 20050708-007887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

THIS IS IMPROVED PROPERTY commonly known as 11 Sycamore Court, Antioch, Tennessee 37013.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Any r ollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantees.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 18th day of August, 2005.

Roderick Agee

Omeka Agee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed to before me, this the 18th day of Aug.; 2005.

Notary Public
My Commission Expires: My Commission Expires MAY 28, 2006

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 **Roderick Agee and wife, Omeka Agee,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August 2005.

Notary Public
My Commission Expires: My Commission Expires MAY 28, 2006