31B
H36M

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Villa Properties Joint Venture, LLC 118 Hidden Point Hendersonville, TN 37075	Same	Map 105-1, Parcel 229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and no other consideration, **Villa Properties Joint Venture, LLC**, a Tennessee limited liability company, and **Wade H. Elam**, by these presents hereby quitclaim and convey unto **Villa Properties Joint Venture, LLC**, a Tennessee limited liability company, and its successors, representatives and assigns, all their right, title and interest in and to the following described tracts or parcels of land, to wit:

See Attached Exhibit A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 8th day of Sept, 2005.

VILLA PROPERTIES JOINT VENTURE, LLC

By: SR Assoc
Title: Managing General Partner

WADE H. ELAM

Davidson County DEEDQC
Recvd: 09/08/05 15:19 4 pgs
Fees:22.00 Taxes:0.00
20050908-0108335

352129-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Steve Asbury

Before me, Debbie L. SLOAN of the state and county aforesaid, personally appeared Managing Gen. Partner with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Managing Gen. Partner (or other officer authorized to execute the instrument), of Villa Properties Joint Venture, LLC, the within named bargainor, a limited liability company, and that he as such Managing Gen. Partner executed the foregoing instrument for the purpose therein contained, by signed the name of the limited liability company by himself as Managing Gen. Partner

Witness my hand and seal, at office in Nashville, TN, this 8th day of Sept., 2005.

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Debbie L. Sloan
NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. SLOAN, a Notary Public of said county, Wade H. Elam, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of Sept., 2005.

Debbie L. Sloan
NOTARY PUBLIC

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 28, 2006

352129-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $1.00.

Grantee or Grantee's Agent

Subscribed and sworn to before me this 8th day of Sept., 2005.

NOTARY PUBLIC

My Commission Expires:

DEBBIE L. SLOAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

352129-1

Exhibit A

PROPERTY DESCRIPTION
1207 Villa Place
Map 105-1, Parcel 229

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows

Beginning at a point on the westerly right-of-way line of Villa Place, 50 feet in width at the south east corner of the property conveyed to Villa Way, LLC of record in instrument number 20040928-0116793, at the Register's office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Villa Place South 09 deg 13 min 51 sec West, 49.92 feet to a point at the north east corner of Tract 4 of record in instrument number 20020107-0002332;

Thence leaving the westerly right-of-way line of Villa Place with the northerly property line of said Tract 4, North 82 deg 31 min 49 sec West, 144.20 feet to a point on the easterly right-of-way line of Alley Number 438, 12 feet in width;

Thence with the easterly right-of-way line of said Alley Number 438, North 09 deg 13 min 51 sec East, 49.92 feet to a point at the south west corner of said property conveyed to Villa Way, LLC of record in instrument number 20040928-0116793;

Thence with the southerly property line of said Villa Way, LLC, South 82 deg 31 min 49 sec East, 144.20 feet to the point of beginning, containing 7,196 square feet or 0.165 acres more or less.

Being part of the same property conveyed to Villa Properties Joint Venture, LLC of record in instrument number 20040526-0062173 at the Register's office for Davidson County, Tennessee;