31B
H36M

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

Davidson County DEEDQC
Recvd: 09/08/05 15:19 4 pg:
Fees:22.00 Taxes:0.00
20050908-0108337

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 230

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: S. C. Elam Managing Joint Partner
Title: _____

Wade H. Elam
WADE H. ELAM

352130-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie L. Sloan of the state and county aforesaid, personally appeared Steve Asbury 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. Ptr executed the foregoing instrument for the purpose therein contained, by signed the name of the limited liability company by himself as Managing General Partner

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

Debbie L. Sloan
NOTARY PUBLIC

My Commission Expires:

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

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

My Commission Expires:

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

My Commission Expires MAY 28, 2006

352130-1

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

352130-1

Exhibit A

PROPERTY DESCRIPTION
Villa Place – Parking Lot
Map 105-1, Parcel 230

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

Beginning at an iron rod set in the westerly right-of-way line of Villa Place, 50 feet in width, at a corner common with the property conveyed to Carl P. Massaro and Lori L. Evans of record in instrument number 20011214-0138424 at the Register's office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of said Villa Place with the northerly property line of said Carl P; Massaro and Lori L, Evans, North 82 deg 31 min 49 sec West, 144.20 feet to an iron rod set 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, 179.70 feet to a point at the south west corner of the property conveyed to Villa Way, LLC of record in instrument number 20040526-0062173 at the Register's office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of said Alley Number 438 with the southerly property line of Villa Way, LLC of record in instrument number 20040526-0062173, South 82 deg 31 min 49 sec East, 144.20 feet to a point on the westerly right-of-way line of said Villa Place;

Thence with the westerly right-of-way line of Villa Place, South 09 deg 13 min 51 sec West, 179.70 feet to the point of beginning containing 25,901 square feet or 0.595 acres more or less.

Being the same property described as Tract 4 and Tract 5 conveyed to Villa Way, LLC of record in instrument number 20020107-0002332, and further being part of the same property conveyed to Villa Properties Joint Venture, LLC at instrument number 20040526-0062174, Register's Office for Davidson County, Tennessee.