316
Boult
CSS

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Vossland Development, LLC 2726 Larmon Drive Nashville, TN 37204	Same	118-7-71
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **MKF, LLC, d/b/a MKF Construction** ("**Grantor**") hereby sells and quitclaims to **VOSSLAND DEVELOPMENT, LLC** ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

John Robinson, Matthew Keuning and Richard Miles Simmons hereby join in this conveyance for the purpose of quitclaiming to Grantee any residual interest they may have in the Property which was not conveyed to Grantor by that certain deed of record as Instrument No. 20040812-0097566, Register's Office for Davidson County, Tennessee. It being the intent of such individuals to convey the Property in the prior deed to the Grantor hereunder.

Davidson County DEEDQC
Recvd: 12/15/05 15:07 5 pgs
Fees:27.00 Taxes:0.00
20051215-0150885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 7 day of December 2005.

NOTARY PUBLIC

My Commission Expires: 5/28/06

DOLLEY N. RENNIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

1197499.1
110070-171 12/02/05

Executed this 9TH day of December, 2005.

This is improved property, known as 2726 Larmon Drive, Nashville, Tennessee 37204.

MKF, LLC, d/b/a MKF Construction, LLC

By: _____
Title: MATT KEUNING, OWNER

_____
JOHN ROBINSON

_____
MATTHEW KEUNING

_____
RICHARD MILES SIMMONS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Dolley N. Rennie the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Matt Keuning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Owner of MKF, LLC, d/b/a MKF Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Owner of the limited liability company, he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such Owner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 9th day of December, 2005.

DOLLEY N. RENNIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/28/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dolley N. Rennie, the undersigned, a Notary Public in and for said County and State, the within named John Robinson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of December, 2005.

DOLLEY N. RENNIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/28/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dolley N. Rennie, the undersigned, a Notary Public in and for said County and State, the within named Matthew Keuning, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of December, 2005.

DOLLEY N. RENNIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/28/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dolley N. Rennie, the undersigned, a Notary Public in and for said County and State, the within named Richard Miles Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of December, 2005.

DOLLEY N. RENNIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/28/06

EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 73.9 feet on the north side of Larmon Avenue and runs back between lines 242.9 feet on the east line and 249.9 feet on the west line, to a dead line in the rear, measuring 83.6 feet thereon.

Excepting therefrom that portion thereof described in the Final Consent Judgment made on August 12, 1970 by the Third Circuit Court of Davidson County, Tennessee in an action entitled State of Tennessee, et al vs. George B. Tomlin, et al, Case No. B-1799, a certified copy of which order is of record in Book 4440, page 931.

TRACT II:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the south margin of Larmon Drive at the southwest corner of Lot 7 in accordance with Deed Book 8601, page 259 and further located at coordinates north 650438.98 east 1741812.40; thence with a curve left having a Delta Angle 89 deg. 45 min. 53 sec, radius 50.00 feet, length 78.35 feet, chord North 63 deg. 14 min. 25 sec. west 70.58 feet to a point; thence north 40 deg. 42 min 01 sec. east 104.48 feet to a point; said point being right-of-way monument located 96.6 feet right of I-440 centerline station 535 + 06; thence south 02 deg. 38 min 19 sec. west 111.11 feet to the point of beginning, containing 0.066 acres, 2870 square feet.

Being the same property conveyed to MKF Construction, LLC, a Tennessee limited liability company by deed from John Robinson, married, Matthew Keuning, married and Richard Miles Simmons, unmarried of record as Instrument No. 20040812-0097566 dated August 11, 2004, Register's Office for Davidson County, Tennessee.