Davidson County DEEDQC
Recvd: 01/25/06 15:34 2 pgs
Fees:12.00 Taxes:0.00

20060125-0009677

File in Box 19-B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCEL
086-01-0-085.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 25th. day of January, 2006.

My Commission Expires: 3/31/2007

Notary Public

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
J. Gregory Hale et al	**"NEW OWNER"**
(Name)	(Name)
121 21st. Avenue North, Ste. 201	
(Street Address)	(Street Address)
Nashville, Tennessee 37203	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JPS Properties, a Tennessee Joint Venture composed of J. Gregory Hale and Stephen Heins**, hereinafter called the "**Grantor**",does hereby quitclaim and convey all of its right, title and interest to **J. Gregory Hale, as to an eighty (80.00%) per cent undivided fee simple interest and to Stephen Heins, as to a twenty (20.00%) per cent undivided fee simple interest,** hereinafter called the "**Grantees**", their respective heirs, successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows:

Being Lot No. 1 of the Resubdivision of Lot No. 2 on the Plat of Hermitage Professional Mall, according to a survey by Michael V. Holmes, Surveyor, dated November 22, 1978 of record in Plat Book 5210, Page 143, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description thereof.

BEING the same property conveyed to JPS Properties, a Tennessee Joint Venture, composed of J. Gregory Hale, Peter Weiss and Stephen Heins by Warranty Deed from Robert G. Waters doing business as Hermitage Professional Mall, a Sole Proprietorship,

formerly Hermitage Professional Mall, a Partnership: and Judy Waters, of record in Book 6493, Page 236, Register's Office for Davidson County, Tennessee. The said Peter Weiss having conveyed his interest to Edward Ray Bowles by instrument not of record and the said Edward Ray Bowles having conveyed said interest, to J. Gregory Hale, by instrument of record in Instrument No. 20001228-0126957, in said Register's Office.

This conveyance is being made for the sole purpose of conveying to the respective joint venturers each of their respective interest in the joint venture in fee simple in order to allow the winding up and termination of JPS Properties, a Tennessee Joint Venture.

This conveyance is subject to real property taxes which have been assumed by the Grantees herein; matters shown on the plan of record; and, any and all easements, which may effect the subject property, as may or may not be of record in the Register's Office for Davidson County, Tennessee.

Being improved property known as the Hermitage Professional Mall, 105 Bonnabrook Drive, Hermitage Tennessee 37176.

Witness our hands this 25th. day of January, 2006.

JPS Properties,
a Tennessee Joint Venture

By: _____
J. Gregory Hale, Joint Venturer

By: _____
Stephen Heins, Joint Venturer

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 J. Gregory Hale and Stephen Heins, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon each of their respective oaths acknowledged themselves to be the sole Joint Venturers of the JPS Properties, a Tennessee Joint Venture, the within named bargainor, and that they as said sole Joint Venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of JPS Properties, a Tennessee Joint Venture, by themselves, as its sole Joint Venturers.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th. day of January, 2005.

_____
Notary Public

My commission expires: 3/31/2007