This Instrument Prepared By: R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, Tennessee 38402-1967	Send Tax Bills To: 810 Partners, LLC 209 Barrington Circle West Franklin, TN 37069	Owner: (same as taxpayer)

QUIT CLAIM DEED

This indenture is made and entered into this 15 day of February, 2006 between **David D. Roberts and wife Rebecca J. Roberts and Larry Vaughan and wife Linda Vaughan** (hereinafter referred to as "GRANTOR") and **810 Partners, LLC**, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, the following described tract or parcel of land:

Being a particular parcel of land located in the City of Nashville, Davidson County, Tennessee, at the northeast corner of Broadway and 9th Avenue and more particularly described by metes and bounds as follows:

Beginning at a building corner said corner being the intersection of the east margin of 9th Avenue and the north margin of Broadway; Thence along the east margin of 9th Avenue along the building line North 26 degrees 41' 45" West 243.50 feet to the corner of the building, said building corner being at the intersection of the east margin of 9th Avenue and the south margin of a 16 foot alley; Thence along the south margin of said alley North 61 degrees 43' 33" East, 75.05 feet to a P.K. nail, said nail being an agreed corner; Thence along an agreed line South 26 degrees 46' 24" East, 164.84 feet to a point on a building line; thence along the line of the building South 62 degrees 55' 35" West 0.54 feet to the corner of the building; Thence along the line of the building South 27 degrees 03' 00" East, 80.27 feet to the building corner, said corner being in the north margin of Broadway; Thence along the north margin of Broadway along the building the South 62 degrees 57' 19" West 75.20 feet to the point of beginning, and containing 18,339.96 square feet or 0.42 acres, more or less.

Being the same property conveyed to The Market Place Partners in Instrument 20021211-0152878 recorded 12/11/2002 Register's Office for Davidson County, Tennessee. Also being the same property conveyed to David D. Roberts and wife Rebecca J. Roberts (an ½ undivided interest) and The Market Place Partners (an ½ undivided interest), in Instrument No. 20050922-0114059 recorded 09/22/2005 Register's Office for Davidson County, Tennessee and the same property conveyed to David D. Roberts and wife Rebecca J. Roberts (a ¾ undivided interest) and Howard L. Caughron and wife Marguerite Caughron (a ¼ undivided interest) in Instrument No. 200602080015553 recorded 2/8/2006 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Larry Vaughan and wife Linda Vaughan (a ¼ undivided interest) in instrument No. 200602080015554 recorded February 8, 2006 Register's Office for Davidson County, Tennessee.

Tax Parcel # 093.05-4-041.00

Davidson County DEEDQC
Recvd: 02/15/06 11:30 2 pgs
Fees:12.00 Taxes:0.00
20060215-0018241

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

David D. Roberts

Rebecca J. Roberts

Larry Vaughan

Linda Vaughan

STATE OF TENNESSEE)
)
COUNTY OF Maury)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **David D. Roberts and wife Rebecca J. Roberts and Larry Vaughan and wife Linda Vaughan**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of February, 2006.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires FEB 20, 2007

NOTARY PUBLIC
COMMISSION EXPIRES:_____

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15 DAY OF February, 2006.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires FEB 20, 2007

NOTARY PUBLIC
COMMISSION EXPIRES: _____