THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me this 12th day of April, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. GEORGE E. MUDTER, JR.

Davidson County DEEDQC
Recvd: 04/13/06 14:28 3 pgs
Fees:17.00 Taxes:0.00

20060413-0042741

QUITCLAIM DEED

Address New Owner: Greenway Park Brownstones, LLC 3015 Poston Avenue Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Map: 104-5 Parcel: 91

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, 3015 POSTON AVENUE PARTNERSHIP, a Tennessee partnership (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto GREENWAY PARK BROWNSTONES, LLC, a Tennessee limited liability company, its successors assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 415 Greenway Avenue, Nashville, TN 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2006.

3015 POSTON AVENUE PARTNERSHIP, a Tennessee partnership

By: _____
U. Grant Browning, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, U. Grant Browning, 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 Partner of 3015 POSTON AVENUE PARTNERSHIP, a Tennessee partnership, the within named bargainor, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of April, 2006.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Exhibit "A"

Being Lots 1 and 2 on the Re-subdivision of portion of Lot 28 of the Hardison & Young Subdivision of West End Park, of record in Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 3015 Post Avenue Partnership, a Tennessee partnership by deed from Marvin Dale Smith and Amelia Smith Presley, the heirs at law of Rosalie Greer Smith, recorded as Instrument No. 20040416-0043275, corrected in Instrument No. 20040730-0091232, Register's Office for Davidson County, Tennessee.