STATE OF TENNESSEE
COUNTY OF DAVIDSON

Prepared By:
David W. McMackin
104 East Park Drive, Suite 104
Brentwood, TN 37027

The actual monetary consideration for this transfer is $-0-.

Subscribed and sworn to before me this 21st day of April, 2006.

Jeff T. Seat

Notary Public

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

Davidson County DEEDQC
Recvd: 05/02/06 09:26 10 pg
Fees:52.00 Taxes:0.00
20060502-0050176

QUITCLAIM DEED

ADDRESS OF NEW OWNER	MAIL TAX BILLS TO	MAP/PARCEL NO.
SA, LLC 14838 Old Hickory Boulevard Antioch, TN 37013 ATTN: Jeff T. Seat	Same	See attached Exhibit B

This quitclaim deed made and entered into on this the 21st day of April, 2006, between Jeff T. Seat, hereinafter referred to as Grantor, and SA, LLC, hereinafter referred to as Grantee:

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00), this day cash in hand each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest fee simple title in and unto the Grantee, Jeff T. Seat does hereby quitclaim unto SA, LLC, its successors and assigns, all of his right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

As described on Exhibit A attached hereto and made a part hereof.

The legal descriptions described in Exhibit A are identical to the legal descriptions in the previous deeds of record.

The undersigned hereby warrants and declares that Jeff T. Seat, Jeff Seat, Jeffrey Thomas Seat and Jeffrey T. Seat is one and the same person.

WITNESS our hands this the 21st day of April, 2006.

JEFF T. SEAT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Jeff T. Seat, 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 and official seal this 21st day of April, 2006.

NOTARY PUBLIC

My Commission Expires:

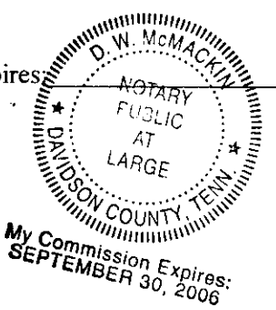


EXHIBIT "A"

Tract 1 (Map & Parcel 82-3-277)

Land in Davidson County, Tennessee, being Lot No. 10 on Crutcher Brothers Plan as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 50 feet on the easterly side of Meridian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeff T. Seat by warranty deed dated September 1, 1998, from E. R. Buchi, Sr. and Richard O. Quill, Jr., of record in Book 11098, page 125, Register's Office, Davidson County, Tennessee.

Improved property located at 1119 Meridian Street, Nashville, Tennessee 37207.

Tract 2 (Map & Parcel 71-15-347)

Land in Davidson County, Tennessee, being the northerly 53.25 feet of Lot No. 95 on the Benedict Land Company's Subdivision of Nashville, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 95 fronts 53.25 feet on the westerly side of Stockell Street, and runs back between parallel lines with the southerly margin of Richardson Street, 176 feet to an alley.

Being the same property conveyed to Jeff Seat by warranty deed dated February 18, 1999, from Chester Allen Greenway, Executor of the Estate of Annie M. Cooper, and Chester Allen Greenway, individually, of record in Book 11353, page 632, Register's Office, Davidson County, Tennessee.

Improved property located at 1128 Stockell Street, Nashville, Tennessee 37207.

Tract 3 (Map & Parcel 071-15-0-318.00)

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of C. F. Sharpe and W. L. Horns 2nd Subdivision of Lindsley Property N. E. Nashville Lots 71 to 168 inclusive, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Thomas Seat, unmarried, by warranty deed dated October 27, 1999, from Erban Commercial Realty, LP, and Richard O Quill, Jr., of record in Book 11731, page 449, Register's Office, Davidson County, Tennessee.

Improved property located at 1216 North 2nd Street, Nashville, Tennessee 37207.

Tract 4 (Map & Parcel 081-07-0-311.00)

Land in Davidson County, Tennessee, being Lot 11 in W.S. Settles Subdivision of Lot No. 7 of the Thomas Woodard property, of record in Book 57, Page 132, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeff T. Seat, unmarried, by warranty deed dated October 27, 1999, from E. R. Buchi, unmarried, of record as Instrument No. 200005810049888, Register's Office, Davidson County, Tennessee.

Improved property located at 1810 – 14th Avenue, North, Nashville, Tennessee, 37208.

Tract 5 (Map & Parcel 147-6-190)

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Caldwell Country Estates, Section One as of record in Book 2663, Page 68 & 69, Register's Office for said County.

Being the same property conveyed to Jeff T. Seat by warranty deed dated June 29, 2000, from Evelyn J. Phillips, of record as Instrument No. 200007140069709, Register's Office, Davidson County, Tennessee.

Improved property located at 239 Blackman Road, Nashville, Tennessee 37211.

Tract 6 (Map & Parcel 081-07-0-423.00)

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Woodard Subdivision, as recorded in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeff T. Seat, unmarried, by warranty deed dated July 25, 2005, from Sharon B. Tillman and James A. Tillman, Executor of the Estate of E. R. Buchi, Sr., a/k/a Erban Realty, of record as Instrument No. 200007310074957, Register's Office, Davidson County, Tennessee.

Improved property located at 1916 Cephas Street, Nashville, Tennessee 37206.

Tract 7 (Map & Parcel 083-01-162.00)

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 10 on the Plan of W.H. Hyronemus's Addition to Nashville, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeff T. Seat by warranty deed dated November 28, 2000, from James A. Tillman, Personal Representative of the Estate of E. R. Buchi, Sr., of record as Instrument No. 20001211-0122033, Register's Office, Davidson County, Tennessee.

Improved property located at 1039 Granada Avenue, Nashville, Tennessee 37206.

Tract 8 (Map & Parcel 082-07-0-097.00)

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Van S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeff T. Seat by warranty deed dated November 28, 2000, from James A. Tillman, Personal Representative of the Estate of E. R. Buchi, Sr., of record as Instrument No. 20001211-0122027, Register's Office, Davidson County, Tennessee.

Improved property located at 826 Meridian Street, Nashville, Tennessee 37207.

Tract 9 (Map & Parcel 161-07-104)

Land in Davidson County, Tennessee, being Lot No. 26 of McMurray Woods Addition, Section I, as of record in Book 4675, Pages 6 and 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeff Seat by warranty deed dated December 27, 2000, from Dennis P. Russell and wife, Jennifer L. Russell, of record as Instrument No. 20001229-0127182, Register's Office, Davidson County, Tennessee.

Improved property located at 5176 Hilson Road, Nashville, Tennessee 37211.

Tract 10 (Map & Parcel 091-07-0-272.00)

Land in Davidson County, Tennessee, being Lot Nos. 809 and 811 in Block No. 137 on the Plan No. 1 West Nashville, of record in Book No. 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 809 and 811 front 25 feet each on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeff T. Seat by warranty deed dated April 9, 2001, from James A. Tillman, Executor of the Estate of Ernest R. Buchi, Sr., of record as Instrument No. 20010417-0037575, Register's Office, Davidson County, Tennessee.

Improved property located at 4904 Michigan Avenue, Nashville, Tennessee 37209.

Tract 11 (Map & Parcel 82-7-73)

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of the V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the easterly side of Stockell Street, formerly Vansinderin Street, and runs back between parallel lines 174-14 feet to an alley.

Being the same property conveyed to Jeffrey T. Seat by warranty deed dated September 21, 2001, from Mark S. Beasley, Executor of the Estate of Ruby Paul Raymer, of record as Instrument No. 20010925-0103665, Register's Office, Davidson County, Tennessee.

Improved property located at 821 Stockell Street, Nashville, Tennessee 37207.

Tract 12 (Map & Parcel No. 082-07-0-077.00)

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of V.S. Lindsley's Addition, as of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeff Seat by special warranty deed dated February 19, 2002, from Federal National Mortgage Association, of record as Instrument No. 20020425-0051203, Register's Office, Davidson County, Tennessee.

Improved property located at 813 Stockell Street, Nashville, Tennessee 37207.

Tract 13 (Map & Parcel 82-7-75)

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Dr. V.S. Lindsey's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 50 feet on the easterly side of Stockell, formerly Vansinderin Street and runs back between parallel lines 174 1/4 feet to an alley.

Being the same property conveyed to Jeff Seat, unmarried, by special warranty deed dated May 6, 2002, from Deutsche Bank National Trust Company, as Trustee f/k/a Bankers Trust Company of California, N.A., of record as Instrument No. 20020508-0056579, Register's Office, Davidson County, Tennessee.

Improved property located at 817 Stockell Street, Nashville, Tennessee 37207.

Tract 14 (Map & Parcel 82-8-404)

Land in Davidson County, Tennessee, being the westerly half of Lot No. 5 on the Plan of O'Donnell Property of record in Plat Book 2, page 37, Chancery Court at Nashville, Davidson County, Tennessee.

Said part of said Lot No. 5 fronts 67.5 feet (actual measurement 63.25 feet) on the southerly side of Mansfield Avenue and runs back between parallel lines 186 feet on the west line and 186.4 feet on the east line, to a dead line on which it measures 67.5 feet (actual measurement 63.25 feet).

Being the same property conveyed to Jeff T. Seat, by warranty deed dated June 28, 2002, from AHR Housing Development, Inc., of record as Instrument No. 20020719-0087030, Register's Office, Davidson County, Tennessee.

Improved property located at 1008 Mansfield Street, Nashville, Tennessee 37206.

Tract 15 (Map & Parcel 082-03-0-236.00)

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

Being the northerly 10 feet of Lot No. 50 and the southerly 40 feet of Lot No. 51 of the Benedict Land Company Subdivision of record in Book 332, page 40, Register's Office for Davidson County, Tennessee. Said part of Lots No. 50 and 51, front together 50 feet on the westerly side of Meridian Street and run back westerly between parallel lines 173.5 feet more or less to an alley.

Being the same property conveyed to Jeff Seat, unmarried, by special warranty deed dated June 4, 2002, from Bankers Trust Company of California, a Custodian or Trustee, of record as Instrument No. 20020628-0078370, Register's Office, Davidson County, Tennessee.

Improved property located at 1008 Meridian Street, Nashville, Tennessee 37207.

Tract 16 (Map & Parcel 82-3-152)

Land in Davidson County, Tennessee, being Lot 88, as shown on the map entitled V. S. Lindsley's Plan of Lots, of record in Plat Book 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeff Seat, by warranty deed dated January 5, 2005, from Edward Meek, of record as Instrument No. 20040112-0004677, Register's Office, Davidson County, Tennessee.

Improved property located at 836 Stockell Street, Nashville, Tennessee 37207.

Tract 17 (Map & Parcel 071-15-0-397.00)

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Crutcher Subdivision of a part of the Lucy M. Lindsey property, as of record in Book 161, Page 129, Register's Office for said County, said Lot No. 7 fronts 60 feet on the easterly side of Meadow Street, formerly Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeff T. Seat by special warranty deed dated December 29, 2003, from Federal Home Loan Mortgage Corporation, of record as Instrument No. 20031231-0184902, Register's Office, Davidson County, Tennessee.

Improved property located at 1213 Meridian Street, Nashville, Tennessee 37207.

Tract 18 (Map & Parcel 71-15-292.00)

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Jeff T. Seat, by warranty deed dated May 25, 2004, from Citizens Savings Bank & Trust Company, of record as Instrument No. 20040601-0063433, Register's Office, Davidson County, Tennessee.

Improved property located at 1230 Joseph Street, Nashville, Tennessee 37207.

Tract 19 (Map & Parcel 071-15-0-407.00)

Land in Davidson County, Tennessee, being the South 65 feet of Lot No. 24 on the Plan of Crutcher's Subdivision on part of the Lucy L. Lindsley Property which is of record in Book 161, Page 129, Register's Office, Davidson County, Tennessee, and described as follows:

Said part of said Lot No. 24 fronts 65 feet on the westerly side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeff Seat by quitclaim deed dated December 19, 2003, from SA, LLC, of record as Instrument No. 20040102-0000938, Register's Office, Davidson County, Tennessee.

Improved property located at 1200 Pennock Avenue, Nashville, Tennessee 37207.

Tract 20 (Map & Parcel 071-15-0-401.00)

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Crutcher's Subdivision of the Lucy H. Lindsley Property, as of record in Book 161, page 129, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Seat by warranty deed dated November 20, 2003, from Daresa G. Wilson n/k/a Daresa Wilson-Walker, and husband, Kenneth Walker, of record as Instrument No. 20031211-0177823, Register's Office, Davidson County, Tennessee.

Improved property located at 1205 Meridian Street, Nashville, Tennessee 37207.

Tract 21 (Map & Parcel 082-04-0-109.00)

Land in Davidson County, Tennessee, being Lot No. 134 in Subdivision of McFerrin Lands, Wills, Sharpe and Crutchers Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeff T. Seat by warranty deed dated July 30, 2005, from Darine Davis, widow, of record as Instrument No. 20040803-0092828, Register's Office, Davidson County, Tennessee.

Improved property located at 1008 North Sixth Street, Nashville, Tennessee 37207.

Tract 22 (Map & Parcel 21-15-437)

Land in Davidson County, Tennessee, being the north 33 feet of Lot No. 108 and the South 17 feet of Lot 109 in Sharpe, and Horn's First Addition of Northeast Nashville on the Plan of which is of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeff T. Seat by warranty deed dated November 9, 2004, from Choice Investments, LLC, of record as Instrument No. 20041119-0139414, Register's Office, Davidson County, Tennessee.

Improved property located at 1210 Stainback Avenue, Nashville, Tennessee 37207.

Tract 23 (Map & Parcel 71-15-4-39)

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Sharpe and Horn's First Addition to East Nashville, as of record in Book 57, page 152, Register's Office for said County.

Said Lot No. 110 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 167 feet, more or less, to an alley.

Being the same property conveyed to Jeff T. Seat by warranty deed from Choice Investments, LLC, dated November 9, 2004, of record as Instrument No. 20041119-0139415, Register's Office, Davidson County, Tennessee.

Improved property located at 1214 Stainback Avenue, Nashville, Tennessee 37207.

Tract 24 (Map & Parcel 082-03-0-112.00)

Land in Davidson County, Tennessee, being Lot No. 65 on the map of the Benedict Land Co's. Subdivision of the Lindsley Tract of record in Book 332, Page 40, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Seat by warranty deed from Elizabeth Gaines Gore, dated July 29, 2005, of record as Instrument No. 20050810-0094722, Register's Office, Davidson County, Tennessee.

Improved property located at 1119 North Second Street, Nashville, TN 37207.

EXHIBIT B

TRACT	MAP & PARCEL
1	82-3-277
2	71-15-347
3	071-15-0-318.00
4	081-07-0-311.00
5	147-6-190
6	081-07-0-423.00
7	083-01-162.00
8	082-07-0-097.00
9	161-07-104
10	091-07-0-272.0
11	82-7-73
12	082-07-0-077.0
13	82-7-75
14	82-8-404
15	082-03-0-236.00
16	82-3-152
17	071-15-0-397.00
18	71-15-292.00
19	071-15-0-407.00
20	071-15-0-401.00
21	082-04-0-109.00
22	21-15-437
23	71-15-4-39
24	082-03-0-112.00