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Realty Title 48-A

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2006. NOTARY PUBLIC MY COMMISSION EXPIRES: 2/22/2009 (AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDQC
Recvd: 05/30/06 08:18 2 pgs
Fees:12.00 Taxes:0.00

20060530-0062630

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Victory Home Builders, LLC (NAME)	New Owner (NAME)	105-13-0-164.00
1203 Cishwood (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Victory Investment Properties, LLC, by these presents, quitclaims and conveys unto Victory Home Builders, LLC, all of its right, title and interest in and to the following tract or parcel of land, to-wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the McAlister Property as of record in Book 421, Page 10, Register's Office for said County, and described according to a survey of Barge, Waggoner & Sumner, Engineers, dated January 5, 1971, as follows:

Beginning at an iron pin in the northerly margin of Lawrence Avenue, 145.4 feet west of 10th Avenue south; thence with the margin of Lawrence Avenue, North 84 degrees 57 minutes west, 50 feet to an iron pin; thence North 2 degrees, 38 minutes east 150 feet to an iron pin in the southerly margin of an alley; thence with the same, South 84 degrees 57 minutes east 50 feet to an iron pin; thence South 2 degrees 38 minutes west, 150 feet to the point of beginning.

Being the same property conveyed to Victory Investment Properties, LLC by deed from Patsy A. Williams, dated February 7, 2006, of record in Instrument No. 20060215-0018585, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1006 Lawrence Avenue, Nashville, TN 37204.

Witness my hand this 25th day of May, 2006.

Victory Investment Properties, LLC

By: Susan Minzak, Chief Operating Officer

Victory Investment Properties, LLC

By: Deborah Mann, Tax Officer

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 Susan Minzak and Deborah Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Chief Operating Officer and Tax Officer of Victory Investment Properties, LLC and that they are authorized by Victory Investment Properties, LLC to execute this instrument on its behalf by themselves as such Chief Operating Officer and Tax Officer.

Witness my hand and official seal at Nashville, TN, this 25th day of May, 2006 .

Notary Public

My commission expires: 2/22/2006

