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Realty Title 48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDQC
Recvd: 05/30/06 08:19 2 pgs
Fees:12.00 Taxes:0.00
20060530-0062632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

P Kalee

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2006.

Diane K. Mann

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

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)	105-09-0-436
1203 Calumet (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. 56 on the Map of Waverly Place as of record in Book 57, Page 95, Register's Office for said County, as follows:

Beginning at a point in the north margin of Benton Avenue (formerly Harewood Avenue) 105.4 feet, more or less, east of the easterly margin of Elliott Avenue (formerly Kirkman Avenue); thence, northerly 97 feet, more or less, to the south line of the property conveyed to Lillie by deed at Book 876, Page 76, said Register's Office, said point being 135.6 feet, more or less, east of the east margin of said Elliott Avenue, thence along Lillie's south line easterly 55 feet to a point, thence, southerly 97 feet, more or less, to the north margin of Benton Avenue, thence with the margin of same 55 feet to the point of beginning.

Being the same property conveyed to Victory Investment Properties, LLC by deed from Jerry Lee Kilgore, dated May 4, 2005, of record in Instrument No. 20050518-0055852, 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 826 Benton Avenue, Nashville, TN 37204.

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

Victory Investment Properties, LLC

Susan Minzak COO

By: Susan Minzak, Chief Operating Officer

Victory Investment Properties, LLC

Deborah Mann T.O.

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 .

Diane K. Mann

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My commission expires: 2/22/2009