03 Realty Title 48-A

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

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

Davidson County DEEDQC
Recvd: 05/30/06 08:20 2 pgs
Fees:12.00 Taxes:0.00

20060530-0062633

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: 2/27/2009
(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	New Owner	118-01-0-419.00
(NAME)	(NAME)	
1803 Caldwood		
(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 lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being a part of the W.D. Gale Land described according to a survey thereof, made February 4, 1915 by John Wilkes, Civil Engineer, as follows:

Beginning at a point in the Southeast intersection of Halcyon Avenue and 9th Avenue South; thence, eastwardly along the South margin of Halcyon Avenue, 75 feet to a point; thence, southwardly parallel to 9th Avenue South 142 feet 3 inches to the North margin of an alley; thence, with same westwardly 75 feet to the East margin of 9th Avenue South; thence, with the margin of said Avenue northwardly 140 feet 6 inches to the point of Beginning.

Being the same property conveyed to Victory Investment Properties, LLC by deed from Charles A. Wiggins, Jr., dated March 30, 2006, of record in Instrument No. 20060406-0039957, 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 815 Halcyon 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

My commission expires: 2/22/2009

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