THIS INSTRUMENT PREPARED BY:

TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 08/15/06 10:08 2 pgs
Fees:13.00 Taxes:714.10
20060815-0100209

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
VENTURES JOINT II, INC. 20 MUSIC CIRCLE EAST NASHVILLE, TENNESSEE 37203	"Same"	117080 26400

STATE of TENNESSEE)
COUNTY of DAVIDSON)

The actual consideration for this transfer is $ ~~10.00~~ 193,000.00,
(Tax on Conveyance Paid at Inst.# N/A)

Deborah Mann
AFFIANT

SUBSCRIBED AND SWORN to before me
This 14 day of August, 2006.

Notary Public
My Commission Expires: 1/23/10

FOR AND IN CONSIDERATION of the sum of ten dollars ($ 10.00), the receipt of which is acknowledged, and other good and valuable considerations we, VICTORY HOMEBUILDERS, LLC, a Delaware Limited Liability Company , by these presents do hereby quitclaim and convey unto VENTURES JOINT II, INC., a Tennessee Corporation , their heirs and assigns, all of my right, title and interest in certain real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Property commonly known as: 1233 Battlefield Drive
Nashville, Tennessee 37215

Said property is conveyed subject to such limitations, encumbrances and restrictions as may affect the premises.

WITNESS our hand this 14 day of August , 2006.

VICTORY HOMEBUILDERS, LLC

by: Susan D. Minzak
SUSAN D. MINZAK
Title: COO

by: Deborah Mann
DEBORAH S. MANN
Title: V.P.

by: Kenneth R. Buell
KENNETH R. BUELL
Title: Mgr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State , SUSAN D. MINZAK, DEBORAH S. MANN and KENNETH R. BUELL , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be all of the Members of VICTORY HOMEBUILDERS, LLC, a Delaware Limited Liability Company, and that they , as such Members and as the Offices (Titles) as written above, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said SUSAN D. MINZAK , DEBORAH S. MANN and KENNETH R. BUELL, as such Members and as the Offices (Titles) as written above.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of August 2006.

Notary Public

My Commission Expires: 1/23/10

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Galcrest Subdivision No. 2, Block G, of record in Plat Book 1424, page(s) 19, 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 VICTORY HOME BUILDERS, LLC, by deed from WILLIAM ALLEN THOMPSON and wife, DELORIS C. THOMPSON, of record as Instrument No. 20060605-0066374, dated May 30, 2006, said Register's Office.

The Real Properly or its address is commonly known as: **1233 Battlefield Drive**
Nashville, Tennessee 37215

Map / Parcel No.: **11708026400**

DM