Davidson County DEEDQC
Recvd: 08/21/06 16:09 2 pgs
Fees:12.00 Taxes:0.00
20060821-0103177

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that VOSS RECORDING CORPORATION, A TENNESSEE CORPORATION of the County of Davidson and State of Tennesseee for and in consideration of Ten Dollars and 00/100's ($10.00) do hereby bargain, sell, release, remise, quitclaim and convey unto MASTERFONICS, LLC all it's right, title, and interest in and to the following described real estate, located in Davidson County, Tennessee described as follows:

TRACT I:
Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 5 and the northerly 5 feet of Lot No. 6 on the Map of J.W.P. Brown Subdivision of Lot No. 15, O.B. Hayes Large Lots called Rokeby, as of record in Book 161, Page 88, Register's Office for Davidson County, Tennessee.

Said parts of Lots 5 and 6 front together 50 feet on the westerly side of Sixteenth Avenue South, formerly Belmont Avenue, and run back between parallel lines, 150 feet to an alley in the rear.

TRACT II:
Land in Davidson County, Tennessee, being the southerly 42.1 feet of Lot No. 6 on the Map of J.W.P. Brown Subdivision, as of record in Book 161, Page 88, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 42.1 feet on the westerly side of Sixteenth Avenue, South, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Voss Recording Corporation a Tennessee Corporation by Warranty Deed from Moore Recording Corporation dated July 21, 2005 and filed for record on July 28, 2005 in Instrument No. 20050728-0088314, Register's Office for Davidson County, Tennessee.

This is improved property known as 1033 16th Avenue South, Nashville, Tennessee 37212.

This conveyance is subject to taxes for the year 2006 which have been prorated and assumed by the Grantee(s); and any and all easements, setback lines, right of ways, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF its has hereunto set it's hand(s) and seal(s) this 17TH day of August, 2006

Voss Recording Corporation

By: Daniel J. Voss, Jr., President

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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 Daniel J. Voss, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that HE is the PRESIDENT of VOSS RECORDING CORPORATION and is authorized to execute this document on behalf of VOSS RECORDING CORPORATION for the purpose therein contained.

Witness my hand and official seal this 17TH day of August, 2006.

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: 9/22/09

Barbara Kimmins
Notary Public

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS -0-

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

Sworn and subscribed to me this 17TH day of AUGUST, 2006.

My Commission expires: 9/29/07

Notary Public

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Property known as: 1033 16th Avenue South, Nashville, TN 37212

Address of New Owner/Mail Tax bills to: 1033 16TH AVENUE SOUTH NASHVILLE, TN 37212

Prepared by: Auborn L. Hager, III, 1033 16th Ave. South, Nashville, TN 37212

Map & Parcel: 104.04/158

1033 16th Ave South
Nash TN 37212