(2)

This Instrument Prepared By
Hollins & Associates, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 10/18/06 11:08 5 pgs
Fees:27.00 Taxes:0.00
20061018-0129293

The actual consideration for this transfer is $0.00. Transfer tax is paid on Special Warranty Deed of even date herewith.

Affiant

Subscribed and sworn to before me, this the 4 day of October, 2006.

Notary Public
My Commission Expires: _____

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

QUITCLAIM DEED
(409 Nolensville)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Thomas Fanucchi, Kathleen Fanucchi, James Roberts and Susan Roberts 730 Hillcrest Boulevard Millbrae, CA 94030	Thomas Fanucchi, Kathleen Fanucchi, James Roberts and Susan Roberts 730 Hillcrest Boulevard Millbrae, CA 94030	161-156

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, Paladins Nolensville, LLC, a Delaware limited liability company ("GRANTOR"), does hereby quitclaim and convey unto Thomas J. Fanucchi and wife Kathleen O. Fanucchi as to an undivided 33.33% interest, and James A. Roberts and wife Susan L. Roberts as to an undivided 66.67% interest (hereinafter, the "GRANTEE"), all of its right, title

and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation: See Attached Exhibit B, which is incorporated herein by this reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of September, 2006, as of October 3rd, 2006.

GRANTOR:

PALADINS NOLENSVILLE, LLC, a Delaware limited liability company

By: SunTrust Equity Funding, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Paul Severn
Title: Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Sarah Hughes, a Notary Public in and for said County and State, Paul Severn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of SunTrust Equity Funding, LLC, the Sole Member of Paladins Nolensville, LLC, the within named bargainor of the foregoing instrument, and is authorized by such within named bargainor to execute this instrument on behalf of such within named bargainor.

WITNESS my hand and seal, at office, this 4 day of October, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

EXHIBIT A
Real Property Description

BEING a parcel of land located in the First Civil District, formerly the Sixth Civil District, Nashville, Davidson County, Tennesseee, and being Reserved Parcel 7, as shown on the Plan of the Fourth Revision of Hickory Plaza, of record in Plat Book 4860, page 55, Register's Office for Davidson County, Tennessee, and also on the Plan of Hickory Plaza, Section Two, of record in Plat Book 5200, page 68, Register's Office for Davidson County, Tennessee, and being more particularly described according to an ALTA/ACSM Land Title Survey for Mrs. Winners – Unit 409, dated March 30, 2006, prepared by Rodney S. Barrett, RLS of MKAssociates, Inc, a National Land Services Group, Project No. B050277, as follows:

Beginning at an iron pin found 5/8" rebar (Labeled as P.O.B.), thence running with the right-of-way of Nolensville Road with a curve to the right, having a radius of 6499.22 feet, an arc length of 159.93 feet and a chord bearing and distance of S 06 degrees 02 minutes 54 seconds East 159.93 feet to an iron pin found 5/8" rebar at the common corner of N/F Sally M. Sorenson TRS, et. al (DB 200406300077658), thence running along the common property line of N/F Sally M. Sorenson TRS, et. al. South 84 degrees 37 minutes 37 seconds West 157.98 feet to an iron pin found ½" rebar, thence North 05 degrees 01 minutes 00 seconds West 209.51 feet to an iron pin found ½" rebar on the southern right-of-way line of Hickoryview Drive, thence running along the right-of-way line of Hickoryview Drive South 84 degrees 32 minutes 32 seconds East 136.90 feet to an iron pin found 5/8" rebar, thence with a curve to the right having a radius of 25.00 feet, an arc distance of 33.88 feet and a chord bearing and distance of South 45 degrees 47 minutes 50 seconds East 31.34 feet to the point of beginning.

Together with Easements Appurtenant thereto as set forth in Book 4827, page 892, Book 5406, page 784, as corrected in Book 6166, page 160, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Paladins Nolensville, LLC, a Delaware limited liability company, by deed of record in Instrument No. 20060512-0056081 and 20060512-0056082, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due and payable.

2. Rights of others in Easements contained in Book 4827, page 892, Book 5406, Page 784, as corrected in Book 6166, Page 160, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plats as recorded in Plat Book 4860, Page 55 and Plat Book 5200, Page 68, aforesaid records.