MAIL TO:
THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
LC

Davidson County DEEDQC
Recvd: 11/21/06 08:41 2 pgs
Fees:12.00 Taxes:0.00
20061121-0144187

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 9th day of November, 2006, by and between STEEL MOUNTAIN CAPITAL II, LLC, party of the first part, and MTGLQ INVESTORS, L.P., party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, thereceipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party, of the second part, the following described real estate, situated in the County of Davidson, Tennessee and being more particularly described to wit:

Being Lot No. 126 on the plan of Haynes Park Subdivision, Section 3, of record in Book 4460, Page 185, Register's Office for Davidson County, TN, described as follows:

Beginning at a point in the northerly margin of Kingview Drive at the common dividing line between Lots 125 and 126 on the said plan; thence northerly 115.94 feet to a concrete marker; thence westerly 65 feet to a point in the easterly margin of Kingview Court; thence southerly along the easterly margin of said Kingview Court 152.01 feet to the beginning of a curve; thence around said curve a distance of 36.23 feet to a point in the northerly margin of Kingview Drive, thence easterly along the northerly margin of said Kingview Drive 64.32 feet to the point of beginning.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 200606140070515, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

9th day of November, 2006.

STEEL MOUNTAIN CAPITAL II, LLC

BY: _____
William Alread
TITLE: Managing Partner

STATE OF COLORADO

COUNTY OF JEFFERSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared William Alread with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Managing Partner, of Steel Mountain Capital II, LLC, the within named bargainor, a Corporation, and that such William Alread executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Managing Partner.

Witness my hand and Official Seal at office this 9th day of November, 2006.

_____
Notary Public

JULIE RICCATONE NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 04/12/2009

My Commission Expires: 4/12/2009

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Property Address: 400 Kingview Court, Nashville, TN 37218
Parcel # ~~090-013.05~~ 58-16-91.00
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: MTGLQ INVESTORS, L.P.
c/o MD WEBB & ASSOCIATES
2600 MICHELSON DRIVE
IRVINE, CA 92612

STATE OF TENNESSEE
COUNTY OF SHELBY
I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2006.

_____
Notary Public
My Commission Expires:

ANITA M. MORTON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

MY COMMISSION EXPIRES:
October 6, 2007