Davidson County DEEDQC
Recvd: 12/28/06 11:21 2 pgs
Fees:12.00 Taxes:0.00
20061228-0160155

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
7105 Crossroads Blvd., St. 105
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December

My Commission Expires: _____ Notary Public

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 18, 2009

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Virgil Klunder 6251 Lake Road Joelton, Tennessee 37080	NEW OWNER	Map 20, Parcel 18

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **API Properties 416, LLC**, a Nevada limited liability company, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Virgil L. Klunder and Kathy L. Klunder**, their heirs, successors, and assigns, the entire remainder interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

Being all of that same property conveyed to **API Properties 416, LLC**, a Nevada limited liability company, by Warranty Deed dated May 3, 2006, from Jerry C. Pendergrass, unmarried, by and through his attorney in fact, Alan D. Mazer, of record as Instrument 20060504-0052062.

This is improved property known as 6251 Lake Road, Joelton, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to taxes for the current year and such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 22 day of December, 2006.

API Properties 416 LLC, a Nevada limited liability company
By: API Properties Nevada, Inc., a Nevada corporation, its sole member

By: Diane Fox, Vice President

STATE OF California
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diane Fox, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Vice President of API Properties Nevada, Inc., a Nevada Corporation, which is the sole Member of API Properties, 416 LLC, a Nevada limited liability company, and that she is authorized to execute this instrument on that corporation's and that limited liability company's behalf, and she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of December, 2006.

My Commission Expires: 7-19-10

Notary Public

SUZANNE M. AYERS
COMM. # 1676844
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JULY 19, 2010

EXHIBIT A

Land in Davidson County, Tennessee and being more particularly described as follows: BEGINNING at a concrete monument in the southerly margin of Lake Road, and being a corner to Scott A. Werner (deed book 7433, page 433); thence leaving said road and with said Werner for the next eight calls as follows; South 06 deg. 36' 36" West for a distance of 22.90 feet to a point; thence South 64 deg. 30' 34" East for a distance of 98.00 feet to a point; thence South 61 deg. 30' 34" East for a distance of 107.00 feet to a point; thence, South 54 deg. 30' 34" East for a distance of 62.00 feet to a point; thence, South 73 deg. 29' 26" West for a distance of 170.00 feet to a point; thence, South 47 deg. 49' 16" West for a distance of 513.82 feet to a point; thence, South 23 deg. 36' 26" West for a distance of 287.00 feet to a point; thence South 38 deg. 59' 26" West for a distance of 613.00 feet to a point near the corner of said Werner, and Steven C. Zeitlin; thence, with said Zeitlin for the next five calls as follows: North 56 deg. 23' 34" West for a distance of 120.00 feet to a point; thence South 78 deg. 29' 26" West for a distance of 247.00 feet to a point; thence North 60 deg. 15' 15" West for a distance of 250.00 feet to a point in Marrowbone Creek; thence, with said creek, North 38 deg. 15' 15" West for a distance of 214.00 feet to a point; thence, continuing with said creek, North 69 deg. 45' 15" West for a distance of 139.00 feet to a point in said creek in the line of said Zeitlin, a corner to Steven H. Fishel; thence, leaving said creek and with the line of said Fishel for the next four calls as follows: North 04 deg. 22' 12" East for a distance of 54.00 feet to an iron pin found; thence, North 79 deg. 22' 12" East for a distance of 85.05 feet to an iron pin found; thence, North 87 deg. 44' 45" East for a distance of 165.03 feet to an iron pin found; thence South 58 deg. 38' 03" East for a distance of 81.00 feet to an iron pin set, a corner to said Fishel and in the line of Thomas E. Walker; thence with said Walker, South 25 deg. 08' 36" East for a distance of 141.00 feet to an iron post (found); thence, continuing with said Walker, North 68 deg. 51' 24" East for a distance of 57.00 feet to an iron pin set near the westerly margin of said Lake Road; thence, with the center of said road for the next seven calls as follows; South 72 deg. 47' 23" East for a distance of 22.80 feet to a point; thence, North 64 deg. 25' 21" East for a distance of 124.37 feet to a point; thence, North 56 deg. 49' 49" East for a distance of 54.56 feet to a point; thence, North 48 deg. 17' 09" East for a distance of 841.23 feet to a point; thence, North 45 deg. 41' 22" East for distance of 87.86 feet to a point; thence, North 38 deg. 27' 17" East for a distance of 261.29 feet to a point in the center of said road; thence, North 40 deg. 08' 01" East for a distance of 107.71 feet to an iron pin set in the northerly margin of said road; thence, North 64 deg. 46' 04" East for a distance of 100.00 feet to a point in the northerly margin of said road; thence crossing said road, South 17 deg. 08' 18" East for a distance of 28.18 feet to the point of beginning, containing 12.87 acres, more or less, per survey dated December 10, 1996, by Ray G. Cole, R.L.S. No. 924.

Being the same property conveyed to API Properties 416, LLC, by Warranty Deed, from Jerry C. Pendergrass, an unmarried person, of record in Instrument No.20060504-0052062, Register's Office for Davidson County, Tennessee.

M&H File #: **06250-JM**