Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20070213-0018274

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Villa Properties Joint Venture, LLC 118 Hidden Point Hendersonville, TN 37075	Same	Map 105-1, Parcel 233

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and no other consideration, **Villa Way, LLC**, a Tennessee limited liability company, by these presents hereby quitclaims and conveys unto **Villa Properties Joint Venture, LLC**, a Tennessee limited liability company, and its successors, representatives and assigns, all of its right, title and interest in and to the following described tracts or parcels of land, to wit:

See Attached Exhibit A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 6th day of February, 2007.

VILLA WAY, LLC

By: _____
Title: Chief Manager

373418-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Gracyalny of the state and county aforesaid, personally appeared Wade H. Elam, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument), of Villa Way, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signed the name of the limited liability company by himself as _____.

Witness my hand and seal, at office in Nashville, TN, this 6th day of Feb., 2007.

Elizabeth Gracyalny
NOTARY PUBLIC

ELIZABETH GRACYALNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

1/26/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $1.00.

Wade H. Elam
Grantee or Grantee's Agent

Subscribed and sworn to before me this 6th day of February, 2007.

Elizabeth Gracyalny
NOTARY PUBLIC

ELIZABETH GRACYALNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

1/26/08

373418-1

Exhibit A

PROPERTY DESCRIPTION
1201 Villa Place
Map 105-1, Parcel 233

The westerly one-half of Lot No. 25 on the Plan of O.B. Hayes Large Lots, as of record in Book 21, Page 87, of the Register's Office for Davidson County, Tennessee. Said westerly one-half of said Lot No. 25 is more particularly described as follows:

Beginning at a point where Edgehill Street intersects Villa Place, running thence a southerly three hundred and five (305) feet along the easterly margin of Villa Place; thence easterly and parallel to the southerly margin of Edgehill Street one hundred and fifty-two (152) feet six (6) inches to the westerly margin of a proposed alley; thence northerly and parallel with the easterly margin of Villa Place three hundred and five (305) feet to the southerly margin of Edgehill Street at a point one hundred fifty-two (152) feet six (6) inches easterly from the easterly margin of Villa Place; thence westerly one hundred fifty-two (152) feet six (6) inches to the point of beginning.

Being part of the same property conveyed to Villa Way, LLC by deed from The Elam Company of record in Instrument No. 20020107-0002332, Register's Office for Davidson County, Tennessee.