Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 03/06/07 09:20 2 pgs
Fees:12.00 Taxes:0.00
20070306-0027374

Address New Owners as Follows:
Monsterland, LLC
William Butler
922 Harpeth Valley Place
Nashville, Tennessee 37221

Send Tax Bills To:
New Owner

Map-Parcel:
Map 127-16
Parcel 031

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add **William Butler** to the title and to create a tenancy in common, **Monsterland, LLC, A Tennessee Limited Liability Company,** Grantor, does hereby quitclaim and convey its interest unto **A. Scott Hubbard, Trustee**, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Resubdivision of Lots Nos. 6 and 7, First Revision, Harpeth Valley Office Park, a Planned Unit Development, as of record in Instrument No. 200007210072394, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Monsterland, LLC, A Tennessee Limited Liability Company, by Warranty Deed from French River Development Company, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20010111-0003599, Register's Office for Davidson County, Tennessee

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 28th day of February, 2007.

Monsterland, LLC, A Tennessee Limited Liability Company

By: _____
Timothy J. Moses, Chief Manager

And now, I, the said **A. Scott Hubbard, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Monsterland, LLC, A Tennessee Limited Liability Company, as tenant in common as to a seventy percent undivided interest and William Butler as tenant in common as to the remaining thirty percent undivided interest,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 28th day of February, 2007.

A. Scott Hubbard, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Timothy J. Moses, with whom I am personally acquainted (or proved to me his identity 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 Monsterland, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 28th day of February, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Scott Hubbard, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County