This instrument was prepared by Patricia R. Young, Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, TN 37027

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
G. Nelson Crowe II 135 Hampton Place Nashville, TN 37215	Same	Map: 117.07-OC Parcel: 135.00-CO

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $0.00.

Affiant

Personally appeared before me, sworn to and subscribed before me this 30th day of January 2007.

My commission expires: 1-30-10

Notary Public

REBECCA L. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FOR NO CONSIDERATION, SC Ventures Partnership, (the "Grantor"), a Tennessee general partnership, does hereby quitclaim and convey unto **G. Nelson Crowe II** (the "Grantee"), its successors and assigns, all of its right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 135 of Hampton Place Townhomes Condominiums, a horizontal property regime created under title 66, Section 27-101, *et seq.*, as amended, T.C. A. and established by a Master Deed of record in Book 5891, page 897, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Hampton Place Townhomes Condominiums of record in Book 5200, page 421, said Register's Office, for a more complete description thereof.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 421, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5891, page 897 and Book 5891, page 937, said Register's Office.

Davidson County DEEDQC
Recvd: 03/12/07 13:54 3 pgs
Fees:17.00 Taxes:0.00

20070312-0030173

Being the same property conveyed to SC Ventures Partnership, a Tennessee general partnership from Jane M. Garrett, single woman, by warranty deed dated June 30, 2006 and recorded on July 3, 2006 in Instrument No. 20060703-0078970 and re-recorded on July 10, 2006 in Instrument No. 20060710-0082339 in the Davidson County Recorder's Office.

This conveyance is subject to real estate taxes, any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

This is improved property known as: 135 Hampton Place, Nashville, Tennessee, 37215.

IN WITNESS WHEREOF, I have hereunto set my hand on this 30th day of January 2007.

GRANTOR: SC Ventures Partnership, a Tennessee general partnership

By Its Partners:

Aston Capital, L. P., a Tennessee limited partnership

By its General Partner:

Smith Investment Corp., a Tennessee corporation

By: _____
THOMAS S. SMITH, President

AND:

CPI-Realty, L.P., a Tennessee limited partnership

By its General Partner:

Crowe Property Interests, Inc., a Tennessee corporation

By: _____
G. NELSON CROWE II President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas S. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Smith Investment Corp., a Tennessee corporation, the general partner of Aston Capital L.P., a Tennessee limited partnership, a partner of SC Ventures Partnership, a Tennessee general partnership, the within named bargainor, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of January 2007.

NOTARY PUBLIC

My Commission Expires:
1-30-10

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **G. Nelson Crowe II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Crowe Property Interests, Inc., a Tennessee corporation, the general partner of CPI-Realty, L.P., a Tennessee limited partnership, a partner of SC Ventures Partnership, a Tennessee general partnership, the within named bargainor, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of January 2007.

NOTARY PUBLIC

REBECCA L. CARY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
1-30-10