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.
Aston Capital, L.P. 5250 Virginia Way, Ste. 155 Brentwood, TN 37027	Same	Map: 117-11-0 Parcel: 021.00

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. CAREY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR NO CONSIDERATION, SC Ventures Partnership, (the "Grantor"), a Tennessee general partnership, does hereby quitclaim and convey unto **Aston Capital, L.P.** (the "Grantee"), a Tennessee limited partnership, 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. 319, together with appurtenant interest in common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended in Instrument No. 20050404-00365415, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being part of the same property conveyed to SC Ventures Partnership, a Tennessee general partnership by deed from The Garden Partners, a Tennessee general partnership, of record as Instrument No. 20050506-0051549, Register's Office for Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Garage Unit No. A-2, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended in Instrument No. 20050404-00365415, Register's Office for Davidson

Davidson County DEEDQC
Recvd: 03/12/07 13:55 3 pgs
Fees:17.00 Taxes:0.00
20070312-0030174

County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to SC Ventures Partnership, a Tennessee general partnership, by quit claim deed from Horizons USA, a Tennessee general partnership, of record as Instrument No. 20050506-0051548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all property taxes, 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: 2025 Woodmont Boulevard, Unit 319 and Garage Unit No. A-2, 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

REBECCA L. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
1-30-10