STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

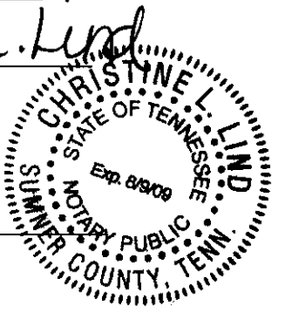
The actual consideration for this transfer is $ ZERO .

Affiant

Sworn to and subscribed before me this 12th day of March, 2007.

Notary Public

My Commission Expires:



Davidson County DEEDQC
Recvd: 03/14/07 11:19 2 pgs
Fees:12.00 Taxes:0.00
20070314-0031127

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Tim's Properties, LLC	Same	83-5-159
391 Blackman Road	391 Blackman Road	94-2-127
Nashville, TN 37211	Nashville, TN 37211	94-2-34

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Tim's Properties, LLC, a Tennessee Limited Liability Company ("Grantor"), do this day transfer, quitclaim and convey unto Tim's Properties Too, LLC, a Tennessee Limited Liability Company ("Grantee") all of their interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

Tract I:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 and the 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D. H. Bailey's property, as of record in Book 421, page 65 of the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue easterly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

This conveyance is subject to a utility easement of record in Book 702, page 245, matters contained on the Plan of record in Book 421, page 54, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1029 Mansfield Avenue, Nashville, Tennessee 37206.

Tract II:

BEING the eastern half of Lot No.135 on the United Electric Plan of Lots, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said eastern half of Lot No. 135 fronts 32.5 feet on the south side of Eastside Avenue, formerly Ashworth Avenue, and extends back southwardly between parallel lines, and with the west line of Lot No. 136, 150 feet to an alley.

This conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

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

This is improved property known as 1802 Eastside Avenue, Nashville, Tennessee 37206.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Shelby Village No. Three, as of record in Book 2083, page 6, register's Office for said county.

Said Lot No. 71 fronts 52 feet on the north side of Electric Avenue and runs back parallel line 150 feet to an alley.

James E. Rochlitz and James Rochlitz are one and the same person.
Kurt James Rochlitz and Kurts Rochlitz are one and the same person.
Timothy M. Kenefick and Timothy Kenefick are one and the same person.

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

This is improved property known as 1613 Electric Avenue, Nashville, Tennessee 37206.

Being the same properties conveyed to Tim's Properties, LLC by deed of record in Instrument No. 20051122-0141070, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of March, 2007.

TIM'S PROPERTIES, LLC

TIMOTHY M. KENEFICK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy M. Kenefick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of March, 2007.

Christine Lind
Notary Public

CHRISTINE LIND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.
EXP. 8/9/09

My Commission Expires: _____