BOX #14A

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/13/07 08:20 2 pgs
Fees:12.00 Taxes:0.00

20070413-0044361

State of Tennessee)
County of Davidson)

G#20498-2

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ROSS D. EDWARDS and JAMES L. KNIGHT	**"NEW OWNERS"**	**Map 104-08-0 Parcel 291.00**
1406 17th Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TOWN MARK PROPERTIES, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

ROSS D. EDWARDS, an unmarried man, as to an undivided 50% interest, and JAMES L. KNIGHT, a married man, as to an undivided 50% interest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of O. B. Hayes Plan, as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 17th Avenue South, formerly Addison Street, at Amos E. Dampier's Northwest corner, being about 110 feet 6-1/2 inches northerly from the South line of said Lot No. 42; thence, with the easterly margin of said Avenue northerly 55 feet 3-1/4 inches, more or less, to E. C. Stems Southwest corner; thence, with his southerly line easterly 150 feet, more or less, to westerly margin of an alley; thence, with said alley southerly 55 feet 3-1/4 inches, more or less, to Dampier's Northeast corner; thence, with her northerly line westerly 150 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Ross D. Edwards and James L. Knight, by Warranty Deed dated May 20, 1999, from Daniel T. Furth and wife, Mary Pardee Furth, of record in Book 11489, Page 502, Register's Office for Davidson County, Tennessee. And further conveyed to Town Mark Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ross D. Edwards and James L. Knight, of record in Instrument No. 20021213-0153837, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **1406 17th Avenue South, Nashville, TN 37212** .

Witness its hand by its duly authorized officers this **10th** day of **April, 2007.**

TOWN MARK PROPERTIES, LLC

By: _____
ROSS D. EDWARDS, Managing Member

By: _____
JAMES L. KNIGHT, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared ROSS D. EDWARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of the TOWN MARK PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2007.**

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JAMES L. KNIGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of the TOWN MARK PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2007.**

_____
Notary Public

My Commission Expires: 3/22/09