PICK-UP

Quitclaim Deed

Davidson County DEEDQC
Recvd: 04/20/07 11:50 3 pgs
Fees:17.00 Taxes:0.00
20070420-0047399

Prepared By:
Janice Nichols Overton
7360 Cavalier Road
Nashville, TN 37221

From: Janice Nichols Overton, Grantor

To: Ritz Places LLC, Grantee

Property conveyed
1206 Jefferson Street
Nashville, TN 37208

Map 81-16

Parcel 361

Address New Owner and Send Tax Notices to:
Ritz Places LLC
Attention: Janice Overton
POB 330504
Nashville, TN 37203

The Undersigned, Janice Nichols Overton, Grantor, hereby quitclaim, transfer and convey unto Ritz Places LLC, grantee, its heirs and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 11 on the Plan of McGavock and Wetmore's Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.
Said Lot No. 11 fronts 50 feet on the northerly side of Jefferson Street and extends back between parallel lines 144 feet, more or less, to an alley.

Being the same property conveyed to William H. Nichols and wife Emogene Nichols (now deceased) from Joseph B. Schulman and wife Rose B. Sulman, by deed of record in book 1510, Page 557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NRO & T LLC from William H. Nichols Trust deed of record 20050105.0001983 Register's Office for Davidson County, Tennessee. Property further conveyed to Janice Nichols Overton, grantor of record in Instrument 20070131.0013051.

The improved property is known as 1206 Jefferson Street, Nashville, Tennessee 37208.

It is the intention of the Grantor by the execution of this Quitclaim Deed to make Ritz Places LLC, the sole owner of the property herein described.

In Witness Whereof, the undersigned has executed this Quitclaim Deed on the date indicated by the signature.

Janice Nichols Overton

4-20-07
Date

State of TN

County of Davidson

Personally appeared before me, a Notary Public in and for said County and State the within named Janice Nichols Overton, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witnessed my hand and official seal at Nashville, TN
This 20 day of April 2007

Notary Public

My commission expires: 11.14.09

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The undersigned, being first duly sworn, makes oath that no consideration has been given for this Quitclaim Deed.

Janice N. Overton, Owner – Ritz Places, LLC

Sworn to and subscribed before me this 20 day of April 2007

Notary Public

My commission expires: 11.14.09

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY