QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 06/28/07 12:01 4 pgs
Fees:22.00 Taxes:0.00

20070628-0077238

STATE OF FLORIDA)
COUNTY OF Bay)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0-.

Clair Pease, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 21st DAY OF JUNE, 2007.

Wendy Rae Tolbert
/ Notary Public

MY COMMISSION EXPIRES: 1/17/10
(AFFIX SEAL)

WENDY RAE TOLBERT MY COMMISSION EXPIRES JAN 17, 2008 #DD386623 Bonded through 1st State Insurance NOTARY PUBLIC, STATE OF FLORIDA

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Real Estate. LLC 2433 Thomas Drive, Suite 124 Panama City Beach, FL 32408	SAME	105-9-408.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **MUSIC CITY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF GRANTOR(S)' RIGHT TITLE AND INTEREST UNTO **MUSIC CITY REAL ESTATE, LLC AND WAYNE P. GALLAVIN, TRUSTEE OF THE TENNESSEE LANDTRUST, AS TENANTS-IN-COMMON WITHOUT RIGHTS OF SURVIVORSHIP HOLDING 2/3 AND 1/3 UNDIVIDED INTERESTS RESPECTIVELY,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

See **EXHIBIT A**

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is ☒improved ☐ unimproved property, known as 926 Benton Avenue, Nashville, TN 37204.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 21st day of June, 2007.

MUSIC CITY REAL ESTATE, LLC,
a Tennessee Limited Liability Company

By: _____
Clair Pease, Member

By: _____
James Daniel Jones, Member

STATE OF FLORIDA)
COUNTY OF Bay)

BEFORE ME, Wendy Rae Tolbert *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared CLAIR PEASE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of Music City Real Estate, LLC), a Tennessee limited liability company, and as such member executed the foregoing instrument for the purpose therein contained, by signing the name of the company as member and acknowledged the instrument to be the free act and deed of Music City Real Estate, LLC.

WITNESS my hand and seal, this 21 day of June, 2007.

My Commission Expires:
1/17/2009

Wendy Rae Tolbert
Notary Public

Personally known: X or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

WENDY RAE TOLBERT
MY COMMISSION EXPIRES JAN 17, 2009
#DD386623
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF KENTUCKY)
COUNTY OF _____)

BEFORE ME, _____, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared JAMES DANIEL JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Music City Real Estate, LLC, a Tennessee limited liability company and as such member executed the foregoing instrument for the purpose therein contained, by signing the name of the company as member and acknowledged the instrument to be the free act and deed of Music City Real Estate, LLC.

WITNESS my hand and seal, this ____ day of June, 2007.

My Commission Expires:
_____

_____
Notary Public

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

WITNESS my/our hand(s) this 21 day of June, 2007.

MUSIC CITY REAL ESTATE, LLC,
a Tennessee Limited Liability Company

By: _____
Clair Pease, Member

By: _____
James Daniel Jones, Member

STATE OF FLORIDA)
COUNTY OF _____)

BEFORE ME, _____, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared CLAIR PEASE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of Music City Real Estate, LLC), a Tennessee limited liability company, and as such member executed the foregoing instrument for the purpose therein contained, by signing the name of the company as member and acknowledged the instrument to be the free act and deed of Music City Real Estate, LLC.

WITNESS my hand and seal, this ____ day of June, 2007.

My Commission Expires:
_____

_____
Notary Public

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

BEFORE ME, JOHANNA S. MYERS, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared JAMES DANIEL JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Music City Real Estate, LLC, a Tennessee limited liability company and as such member executed the foregoing instrument for the purpose therein contained, by signing the name of the company as member and acknowledged the instrument to be the free act and deed of Music City Real Estate, LLC.

WITNESS my hand and seal, this 21 day of June, 2007.

My Commission Expires:
July 10, 2010

Johanna S. Myers
Notary Public

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

"Notary Public"
Johanna S. Myers
State at Large, Kentucky
My Commission Expires on July 10, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 40 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Arthington Avenue at a point 160 feet east from the easterly margin of 10th Avenue South, formerly Jowett Avenue; thence with the northerly margin of Arthington Avenue, eastwardly 60 feet to the corner of Lot Nos. 40 and 42; thence northwardly with the line between said two lots 218 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 217 feet, more or less, to the beginning.

Being the same property conveyed to Music City Real Estate, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record as Instrument No. 20070430-0051242, Register's Office for Davidson County, Tennessee.

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219