This Instrument prepared by
and after recording return to:
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 07/02/07 16:22 3 pgs
Fees:17.00 Taxes:0.00
20070702-0079088

QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Sedona Sun, LLC		**Map 93.6**
423 Broadway	**(Same)**	**Parcel 107.00**
Nashville, Tennessee 37203		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, Robert Edward Lee, IV, and wife, Libbi D. McCullough by these presents do hereby quitclaim and convey unto Sedona Sun, LLC, a Tennessee limited liability company, its successors and assigns, all of their right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lot number 41 on the first plan of Davidson Academy Lots, not of record, being the easterly 23 feet 1-1/2 inches of Lot 4 on an unregistered plan of part of said Lot number 41 described as follows:

Beginning on the southerly margin of Broad Street at (formerly) Mary A. Miller's northwest corner, being the corner of Lots number 3 and 4 on said plan; thence with the southerly margin of Broad Street westerly 23 feet 1-1/2 inches to the center of a party wall, being the northeast corner of 6-1/2 inches of ground conveyed by Annie E. Horton to Mrs. J. W. Hoyte by agreement of record in Book 250, page 172, Register's Office for Davidson County, Tennessee; thence with Hoyte's east line and with the center of said party wall southerly 100 feet to D.S. Moore's north line; thence with his line easterly 23 feet 6-1/2 inches to Mary A. Miller's southwest corner; thence with her line and the line between lots number 3 and 4, northerly 100 feet to the beginning.

Being the same property conveyed to Robert Edward Lee, IV and wife, Libbi D. McCullough by Quitclaim Deed recorded as instrument number 20070308-0028881.

This is improved property commonly known as 423 Broadway, Nashville (Davidson County) 37203.

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

Witness my hand this 2nd day of ~~May~~ July, 2007 the bargaining party, having caused my name to be signed hereto on said day and date.

Robert Edward Lee, IV

Libbi D. McCullough

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Robert Edward Lee, IV, the within named 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.

Witness my hand, at office, this 2nd day of ~~May,~~ July 2007.

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 9-22-07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Libbi D. McCullough, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of ~~May,~~ July 2007.

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

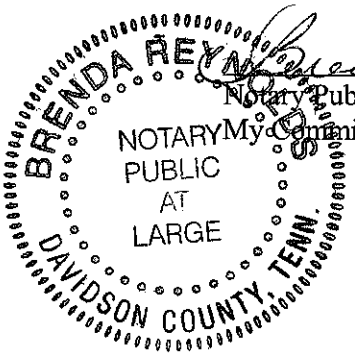
Notary Public
My commission expires: 9-22-07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.

Elizabeth Ryder Sykes
Affiant

Subscribed and sworn to before me, this the 2nd day of ~~May~~ July, 2007.



Notary Public
My Commission Expires: 9-22-07