THIS INSTRUMENT WAS PREPARED BY:
ROBERT O. BINKLEY
ATTORNEY AT LAW
P.O. BOX 2695
LEWISBURG, TN 3709l

Davidson County DEEDQC
Recvd: 07/06/07 15:40 4 pgs
Fees:22.00 Taxes:0.00
20070706-0081074

For Tax Purposes Only:
Map 92-16 0 B Parcel 17.00
Map 92-16-B Parcel 34.00
Map 92-16-B Parcel 30.00
Map 92-16-B Parcel 20.00
Map 92-16-B Parcel 0.7.00
Map 92-16-B Parcel 05.00
Map 92-16-B Parcel 33.00
Map 92-16-B Parcel 47.00
Office of Davidson County, TN Assessor of Property

QUITCLAIM DEED FROM: **MARY ANN ROBERTS, A SINGLE PERSON**

TO: **BAYMAR PROPERTIES, LLC, A Tennessee Limited Liability Company**

I, the undersigned, **MARY ANN ROBERTS, A SINGLE PERSON**, do hereby quitclaim unto **BAYMAR PROPERTIES, LLC, A Tennessee Limited Liability Company**, its successors and assigns, in fee simple, all my right, title, interest and estate in the following described realty more particularly described on EXHIBIT "A', attached hereto.

WITNESS my hand this 26 day of June, 2007.

Mary Ann Roberts
MARY ANN ROBERTS

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, MARY ANN ROBERTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2007.

Carole J. Lambert
NOTARY PUBLIC My Commission expires 8/3/08.

CAROLE J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $ -0-.

Mary Ann Roberts

Sworn to and subscribed before me this 26th day of June, 2007.

Carole J. Lambert
NOTARY PUBLIC My Commission expires 8/3/08.

CAROLE J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF OWNER AND PERSONS RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Baymar Properties, LLC PAM ALLEN P.O Box 1007
951 N Ellington Pkwy
Lewisburg, TN 37091

EXHIBIT 'A'

Tract No. 1: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 210 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same realty conveyed to Mary Ann Roberts by deed from Mary Frances Rudy of record in Book 20061109-0139333, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 17.00
Office of Davidson County, TN Assessor of Property

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Tract No. 2: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 313 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from University Square Joint Venture, Instrument No. 00007828-0000742, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 34.00
Office of Davidson County, TN Assessor of Property

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Tract No. 3: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 309 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from University Square Joint Venture, Instrument No. 00007828-0000993, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 30.00
Office of Davidson County, TN Assessor of Property

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Tract No. 4: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 213 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from University Square Joint Venture, Instrument No. 0000728-0000720, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 20.00
Office of Davidson County, TN Assessor of Property

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Tract No. 5: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 107 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from University Square Joint Venture, Instrument No. 00007834-0000630, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 0.700
Office of Davidson County, TN Assessor of Property

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Tract No. 6: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 105 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from University Square Joint Venture, Instrument No. 00007834-0000641, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 05.00
Office of Davidson County, TN Assessor of Property

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Tract No. 7: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 412 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from University Square Joint Venture, Instrument No. 00007828-0000808, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 47.00
Office of Davidson County, TN Assessor of Property

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Tract No.8: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 310 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from University Square Joint Venture, Instrument No. 20060519-0058912, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 31.00
Office of Davidson County, TN Assessor of Property

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Tract No. 9: Land of Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Units Nos. 312 and 413 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Mary Ann Roberts by deed from BRY Holdings, Inc, Instrument No. 20060222-0020627, Register's Office of Davidson County, Tennessee.

Map 92-16-B Parcel 33.00
Map 92-16-B Parcel 48.00
Office of Davidson County, TN Assessor of Property

The said Charles Edward Roberts, Sr. died on June 11, 2004 while married to Mary Ann Roberts, who acquired the by right of survivorship, which was previously owned by them as tenants by the entirety.