JASON DANIEL BLAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.00

Affiant

Subscribed and sworn to before me on this 7 day of June 20 07

Notary Public

MY COMMISSION EXPIRES: 1/10/11

This Instrument Was Prepared By:
Robert F Camacho, CPA
330 Franklin Road, Suite 135A-388
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
A&W Properties, GP (NAME)	A&W Properties, GP (NAME)	
1113 Murfreesboro Road Suite 106-143	1113 Murfreesboro Road Suite 106-143	172-03-0-A-039.00CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michelle Nipp, unmarried, of the City of Nashville and County of Davidson, hereinafter called the Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto A&W Properties, GP, hereinafter called the Grantee, its successors and assigns, their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Pages 498-499, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Michelle Nipp by deed from Vijay P. Ramcharan and wife Vidantee Ramcharan, dated September 14, 2006, recorded September 27, 2006, of record in Instrument No. 20060927-0119618, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1212 Pineview Lane, Nashville, TN 37211

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the Grantor hereby affixes their signatures on this the 7 day of June, 20 07.

GRANTOR – Michelle Nipp

GRANTOR

Davidson County DEEDQC
Recvd: 07/20/07 09:15 1 pgs
Fees:12.00 Taxes:0.00

20070720-0086313

STATE OF TENNESSEE
COUNTY OF Williamson

I, Jason Daniel Blair, a Notary Public of Williamson County in the State of Tennessee, do hereby certify Michelle Nipp personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7 day of June, 20 07.

Notary Public

My Commission Expires: 1/10/11

JASON DANIEL BLAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY