31-B
SHH
T/MH

QUITCLAIM DEED

FROM: Dancey T. Sanders, Grantor
Susan C. Trabue, Grantor
Nelson T. Trabue, Grantor

TO: TRABUE TRIANGLE, LLC, Grantee

This instrument was prepared by:
Campbell C. Steele
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address Of New Owner	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number
2809 Hillsboro Road Brentwood TN 37027	Same as New Owner	92-12-49

Davidson County DEEDQC
Recvd: 07/23/07 07:32 3 pgs
Fees:18.00 Taxes:0.37
20070723-0086841

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is One Hundred and No/100 Dollars ($100.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of July, 2007.

Notary Public

J.W. CHENAULT SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: March 22, 2008

FOR AND IN CONSIDERATION OF the sum of One Hundred and No/100 Dollars ($100.00), the receipt and sufficiency of which are hereby acknowledged, the undersigned, **DANCEY T. SANDERS, SUSAN C. TRABUE** and **NELSON T. TRABUE**, each individuals, have bargained and sold, and by these presents do transfer and convey unto TRABUE TRIANGLE, LLC, a Tennessee limited liability company, its successors and assigns, all of their rights, title and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto (the "Property").

The Property is improved property located at 1615 Broadway Avenue, Nashville, Davidson County, Tennessee. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Witness our hands this 18TH day of July, 2007.

Dancey T. Sanders
DANCEY T. SANDERS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, J.W. Chenault Sanders, a Notary Public of said County and State, Dancy T. Sanders, 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 and seal, at Office in Nashville, this 18th day of July, 2007.

J.W. CHENAULT SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: March 22, 2008

Susan C. Trabue
SUSAN C. TRABUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, J.W. Chenault Sanders, a Notary Public of said County and State, Susan C. Trabue, 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 and seal, at Office in Nashville, this 18th day of July, 2007.

J.W. CHENAULT SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: March 22, 2008

NELSON T. TRABUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, J.W. Chenault Sanders, a Notary Public of said County and State, Nelson T. Trabue, 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 and seal, at Office in Nashville, this 18th day of July, 2007.

J.W. CHENAULT SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: March 22, 2008

Exhibit A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being parts of Lot Nos. 224, 225 and 226 on McNairy's Plan of West Nashville Lots, as of record in Plan Book 1, page 15, and in Minute Book "O', pages 135 and 136, Chancery Court at Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, September 6, 1946, as follows:

Beginning at the intersection of West End Avenue and Broadway, formerly Broad Street; thence with the southeasterly margin of said Avenue, westwardly 296 feet 2-1/4 inches to the easterly margin of 17th Avenue, South, formerly Addison Street; thence with the easterly margin of 17th Avenue, South, southwardly 144 feet 2 inches to the northerly margin of Broadway; thence with the northerly margin of Broadway, eastwardly 306 feet 4-1/2 inches to the beginning.

Being the same property conveyed to Dorothy Chase Trabue and Commerce Union Bank of Nashville, Tennessee, Trustee under agreement of Nelson T. Trabue, etal, dated March 9, 1973 by deed from Grace Alford Gold and husband, Jack Gold of record in Book 4830, page 714, dated June 13, 1974, Register's Office for Davidson County, Tennessee. The said Dorothy Chase Trabue further conveyed her interest reserving a life estate with the remainder to Ginger Osborn Justus, Rebecca O. Marshall and Margaret Keet by deed of record in Book 6859, page 532, dated May 14, 1986, said Register's Office, the said Dorothy Chase Trabue having since died. Walter Carlisle, Trustee for the Nelson Trabue Trust as successor to Commerce Union Bank of Nashville, Tennessee, Trustee conveyed its interest to Jane Dancey Trabue Sanders, Nelson T. Trabue, Jr. and Susan Carlisle Trabue by deed of record in Book 9059, page 525, dated July 28, 1993, said Register's Office.