THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 8th day of August 2007.

Notary Public

My Commission Expires:
March 22, 2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDQC
Recvd: 08/13/07 11:41 3 pgs
Fees:17.00 Taxes:0.00
20070813-0096506

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
ACE HOUSING, LLC PO Box 120454 Nashville, TN 37212	SAME	MAP 092-07-0 PARCEL 299 & 300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, Jane-Allen McKinney, unmarried, hereby quitclaim and convey to Ace Housing, LLC its successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved property known as 822 & 826 19th Avenue, North Nashville, Tennessee 37208.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 8th 7th day of August 2007.

Jane-Allen McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane-Allen McKinney, the 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 official seal this 8th 7th day of August 2007.

Notary Public

My Commission Expires: March 22, 2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I: (commonly known as 822 19th Avenue, North, Nashville, TN 37208)

Land in Davidson County, Tennessee, being Lot No. 12 and the northerly 50 feet of Lot No. 11 on the Map of a subdivision of Lot No. 17 of the Harding Lytle Tract, as of record in Plan Book 1, Page 95, Chancery Court at Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, October 19, 1938 as follows:

Beginning on the easterly margin of 19th Avenue North, formerly Walnut Street, at an iron pin 210 feet south of the southerly margin of Hermosa Street; thence with the easterly margin of 19th Avenue North, southwardly 100.0 feet to a stake; thence eastwardly 151.0 feet to a stake; thence northwardly 91.0 feet, more or less, to the southerly margin of Hamilton Street, thence with said street, westwardly 22.0 feet more or less, to the easterly line of lot no 12; thence with said line, northwardly 10.0 feet more or less, to the southerly line of lot 13; thence with the said line south 62 degress 15' west 135.0 feet to the beginning.

Included in the above described property but specifically Excluded herefrom is Lot No. 12 as shown on the above referenced Map in Plan Book 1, Page 95, Chancery Court at Nashville.

Being the same property conveyed to Jane-Allen McKinney, unmarried, by deed from Joel C. Gordon, married and Sylvia Weinberger, individually and Sylvia Weinberger, Trustee, of record as instrument No. 20040824-0102330, Register's Office for Davidson County, Tennessee. And further conveyed to Ace Real Estate, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jane-Allen McKinney, unmarried, of record as Instrument No. 20050103-0000538, said Register's Office. And being further conveyed to Ace Housing, LLC, a Tennessee limited liability company by Quitclaim Deed from Ace Real Estate, LLC, a Tennessee limited liability company of record as Instrument No. 20050323-0031554, said Register's Office. And being further conveyed to Jane-Allen McKinney, unmarried, from Ace Housing, LLC, by Quitclaim Deed dated March 20, 2007 of record as Instrument No. 20070321-0034237, Register's Office for Davidson County, Tennessee.

TRACT II: (commonly known as 826 19th Avenue, North, Nashville, TN 37208)

BEING Lot No. 12 on the Map of a Subdivision of Lot 17 of the Harding Lytle Tract of record in Plat Book 1, page 95, Chancery Court of Nashville, Tennessee, to which reference is hereby made for a more complete description.

LESS AND EXCEPT the portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated May 30, 1979, from Joel Gordon and Sherron Weinberger of record in Book 5445, page 686, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jane-Allen McKinney, unmarried by deed from Joel C. Gordon, married and Sylvia Weinberger, individually and Sylvia Weinberger, Trustee of record in Instrument 200408240102332, said Register's Office, dated August 17, 2004. And being the same property conveyed to Ace Real Estate, LLC, a Tennessee limited liability company by Quitclaim Deed from Jane-Allen McKinney, unmarried of record in Instrument 200501030000539, said Register's Office, dated December 30, 2004. And further being the same property conveyed to Ace Housing , LLC, a Tennessee limited liability company by Quitclaim Deed from Ace Real Estate, LLC, a Tennessee limited liability company of record in Instrument 200503230031555, said Register's Office, dated March 22, 2005. And being further conveyed to Jane-Allen McKinney, unmarried, from Ace Housing, LLC, by Quitclaim Deed dated March 20, 2007, of record as Instrument No. 20070321-0034237 in the Register's Office for Davidson County, Tennessee.