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Davidson County DEEDQC
Recvd: 08/15/07 08:27 3 pgs
Fees:17.00 Taxes:0.00
20070815-0097315

This Instrument Prepared By:
Nick Shelton, Esq.
1114 West Main Street
Franklin, TN 37064
615-794-7500

Name and Address of New Owner: ***P & B Real Estate Holdings Company, LLC***
154 Belle Forest Cir, Nashville TN 37221

Responsible for Payment of
Real Property Taxes: ***same***

Map & Parcel ID Number: 19-142.04-0C-002.00-CO and
19-142.04-0C-001.00-CO

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 12 day of June, 2007, by and between P & B Partnership *("Grantor") and Kimberly Brasher and Michael Pruett (Grantors), General partners of P& B Partnership (Grantor)* and P & B Real Estate Holdings Company, LLC *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, P & B Real Estate Holdings Company, LLC, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 154 and 156 Belle Forest Circle, Nashville, Tennessee further described as follows:

TRACT I:

BEING Unit No. A of Belle Forest Office Condominium created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed from Richard A. Robison, unmarried, of record in Book 6551, page 83, Register's Office for Davidson County, Tennessee, as amended by that Amendment to Master Deed, of record in Book 9908, page 982, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Office Condominium set forth as Exhibit "A" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to P & B Property Partnership, by Warranty Deed from Richard Allen Robison, of record in Instrument No. 20020816-0099548, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING Unit No. B of Belle Forest Office Condominium created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed from Richard A. Robison, unmarried, of record in Book 6551, page 83, Register's Office for Davidson County, Tennessee, as amended by that Amendment to Master Deed, of record in Book 9908, page 982, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Office Condominium set forth as Exhibit "A" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to P & B Property Partnership, by Warranty Deed from Bob Officer, of record as Instrument No. 20001109-0111391, Register's Office for Davidson County, Tennessee.

ENCUMBRANCES

1. Davidson County property taxes for the year 2002 and subsequent years, a lien, but not yet due or payable. (Both tracts)

2. All matters as shown on Master Deed of Belle Forest Office Condominium, of record in Book 6551, page 83, as amended in Book 9908, page 982, both of the Register's Office for Davidson County, Tennessee. (Both tracts)

3. Subject to terms and conditions of Ingress, Egress, Parking and Sewage Agreement, of record in Book 6590, page 481, Register's Office for Davidson County, Tennessee. (Both tracts)

4. Subject to terms and conditions of lease of record as Instrument No. 20001111-00111845, Register's Office for Davidson County, Tennessee. (Both tracts)

Being the same property conveyed to P & B Partnership by deed from Richard Allen Robison, of record in Instrument No. 20020816-0099548, Register's Office for Davidson County, Tennessee.

The above-described property is improved property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Kimberly Brasher: Kimberly Brasher Date: 6/12/07

Michael Pruett: Michael Pruett Date: 6/12/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, of the State and County aforesaid, personally appeared Kimberly Brasher and Michael Pruett of P & B Partnership, with whom I am personally acquainted

(*or proved to me on the basis of satisfactory evidence)*, and who, upon oath, acknowledged *themselves* to be the within named bargainor, and that the as such grantors herein, executed the foregoing instrument for the purpose therein contained, by signing their names to the foregoing instrument.

WITNESS my hand and seal, this 12th day of June, 2007.

Notary Public

My Commission Expires: 5/14/2011

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0 and/or this transaction is exempt from paying transfer taxes.

Affiant

Subscribed and sworn to before me this 12 day of June, 2007.

Notary Public

My Commission Expires: 5/14/2011

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY