Davidson County DEEDQC
Recvd: 08/20/07 15:37 4 pgs
Fees:22.00 Taxes:0.00
20070820-0099668

This Instrument Prepared By:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
JVM Properties, LLC 1710 Hayes Street Suite 207 Nashville, TN 37203	New Owner	71-15-0-314.00 81-15-294.00 081-06-0374.00 081-06-0318.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Joshua V. Mundy ("Grantor") does hereby quitclaim and conveys unto JVM Properties, LLC, a Tennessee limited liability company ("Grantee"), its heirs and assigns, all of Grantor's right, title and interest in and to the following tracts or parcels of land located in Davidson County, Tennessee and described as follows:

Property 1:

Land in Davidson County, Tennessee, being all of Lot No. 134, on the Plan of C. F. Sharp & W. L. Horns, 2nd Subdivision of Lindsley Property, as shown by plat appearing of record in Plat Book 161, Page 53, (erroneously cited as Page 153, in prior deed) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Joshua V. Mundy by deed from Rose M. Smith, of record in Instrument No. 20041006-0120475, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Property 2:

Being Lot No. 27, on the Plan of Underwood Plan of Lots in North Nashville, of record in Plat Book, 21, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Description is the same as in the previous Warranty Deed of record.

This is improved property known as 1615 Underwood Street, Nashville, TN 37208.

Being the same property conveyed to Joshua V. Mundy by deed from Vinod T. Zaver and Kapesh R. Patel, of record in Instrument No. 20061023-0131096, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Property 3:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as Lot Number 35 on the plan of the subdivision of the Southerly part of Lot Number 16 of the Nichol Property, as of record in Plat Book 2, Page 49, Chancery Court at Nashville. Said Lot Number 35 fronts 50 feet on the Northerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Property Address: 2310 Siefried St., Nashville, TN 37208

Being the same property conveyed to Joshua Mundy, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington D.C., of record in Instrument No. 20050516-0054833 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Property 4:

Being the easterly 22 feet of Lot No. 20, of all of Lot No. 21 on the westerly 7 feet of Lot No. 22 on the Map of A. C. Dudley's Subdivision, of record in Book 161, Page 10, Register's Office for Davidson County, Tennessee.

Said lot and parts of said lots adjoin and front together 79 feet on the southerly side of Cass Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joshua Mundy by deed from Rodger W. Weller and wife, Sherrie L. Weller of record in Instrument No. 20060519-0059038, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of August, 2007.

Joshua Mundy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 20th day of August, 2007.

M. Jessica Robinson
NOTARY PUBLIC

My commission expires:

M. JESSICA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20 day of August, 2007, before me personally appeared Joshua V. Mundy known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

M. Jessica Robinson
NOTARY PUBLIC

My commission expires: _____

M. JESSICA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010