(1)

This instrument prepared by:
LeeAnn W. Aldridge, Esquire
200 East St. Julian Street
Savannah, Georgia 31401

Map & Parcel: 161-233

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that 3737 CORPORATION, a Delaware corporation ("Grantor"), for and in consideration of Ten and 00/100 ($10.00) Dollars, does hereby remise and release, quit claim and convey all of his/her/their right, title and interest unto PREFERRED PREMIUM PROPERTIES, LLC, a Delaware limited liability company ("Grantee"), the following described real estate located at 5750 Nolensville Road, Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Second Revision of SOUTH PLAZA SHOPPING CENTER, according to the plat thereof, as of record in Plat Book 6250, page 556, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being more particularly described according to a survey by Michael V.Holmes & Associates, Inc., dated April 22, 1987, as follows:

Beginning at a concrete monument in the northerly margin of Old Hickory Boulevard and the easterly margin of Nolensville Road,
Thence North 05 deg. 01' 00" west 74.00 feet to a point;
Thence North 83 deg. 23' 31" east 200.00 feet to a point;
Thence South 06 deg. 36' 29" east 153.58 feet to a point;
Thence South 83 deg. 23' 31" west 121.12 feet to a point;
Thence North 52 deg. 05' 00" west 113.53 feet to the point of beginning.

Together with Easement Rights appurtenant thereto as described in Reciprocal Access and Cross Parking Easement as recorded in Book 6490 Page 204, Book 6538 Page 731 and Book 6644, page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 3737 CORPORATION, a Florida Corporation, by Deed recorded in Book 7278 Page 987 in the Register's Office for Davidson Co., TN.

And Grantor does hereby assign to Grantee all of its rights to and under any lease agreements on the Property, including that certain lease with The Krystal Company as lessee.

Davidson County DEEDQC
Recvd: 08/30/07 13:31 3 pgs
Fees:17.00 Taxes:0.00
20070830-0104419

IN TESTIMONY WHEREOF I/We have executed this instrument this the 13 day of July, 2007.

3737 Corporation,
a Delaware corporation
By: _____
Joseph R. Bagby, President

699357-01
54683 - GTR

This is (_x_) improved (___) unimproved property known as:

5750 Nolensville Road
Nashville, Tennessee

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

Preferred Premium Properties, LLC
C/O Joe and Martha Bagby
125 Brazilian Avenue,
Palm Beach, Florida 33480

(Corporate Notary Acknowledgement)
STATE OF ~~DAVIDSON~~ FLORIDA
COUNTY OF ~~TENNESSEE~~ PALM BEACH

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Joseph R. Bagby with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the President of 3737 Corporation, a Delaware corporation, and that as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at 245 ROYAL POINCIANA WAY PALM BEACH FL 33480 on this date of 13 July, 2007.

Commission Expires: JAN 24 2010

Notary Public BLANCA A. CASTRO

BLANCA A. CASTRO
Notary Public - State of Florida
My Commission Expires Jan 24, 2010
Commission # DD 510412
Bonded By National Notary Assn.

699357-01

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 0.00 .

Affiant JASON C. SARMIENTO

Subscribed and sworn to before me this 28th day of August, 2007

Notary Public

My commission expires: 11/1/2009

OFFICIAL SEAL
JESSICA TAPIA
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Nov. 1, 2009