THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 31st of August, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC GORDON MUDTER JR. DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

QUITCLAIM DEED

Address New Owner: Alford Family, LLC Buchanan Family, LLC 2141 Fairfax Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 104 110 17900 104 110 18000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Poppy P. Buchanan and Richard D. Buchanan, Trustees of The Poppy P. Buchanan Living Trust dated June 5, 1992, (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto the Alford Family, LLC, a Tennessee limited liability company, an undivided fifty percent (50%) interest, and the Buchanan Family, LLC, a Tennessee limited liability company, an undivided fifty percent (50%) interest, as tenants in common, their heirs, successors and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2141 Fairfax Avenue, Nashville, TN 37212 (Tract 1) and 1906 24th Avenue South, Nashville, TN 37212 (Tract 2).

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2007.

Davidson County DEEDQC
Recvd: 08/31/07 14:56 3 pgs
Fees:17.00 Taxes:0.00
20070831-0105260

Poppy P. Buchanan, Trustee

Richard D. Buchanan, Trustee

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 Poppy P. Buchanan and Richard D. Buchanan, Trustees of The Poppy P. Buchanan Living Trust dated June 5, 1992, with whom I am personally acquainted, and who, being duly sworn, make oath that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2007.

Notary Public at Large

My commission expires _____



Exhibit "A"

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 15 and the west 2 feet of Lot No. 14 and the northerly 9 feet of the westerly part of Lot No. 16 on the Plan of W. W. Dillon's Resubdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 116 feet on the south side of Fairfax Avenue, formerly Edgar Jones Avenue, and runs back 180 feet on the east line and 180.2 feet on the west line, along the east margin of 24th Avenue South, to a line in the rear on which they measure 121.3 feet.

Tract 2:
Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 16 and 17 on the Plan of W. W. Dillon's Resubdivision of Lots No. 12 to 17, inclusive of Jones and Calhoun Subdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 91 feet on the easterly margin of Twenty-Fourth Avenue South and extends back 121.2 feet, more or less, on the northerly line and 121.3 feet, more or less, on the southerly line to a dead line in the rear, measuring 91 feet thereon.

Tracts 1 and 2 are the same property conveyed to Poppy P. Buchanan and Marceleen R. Alford by deed dated December 31, 1990, from Rupert M. Marigza and wife, Mary-Helen I. Marigza, of record in Book 8267, page 936, Register's Office for Davidson County, Tennessee. Poppy P. Buchanan has conveyed her 1/2 undivided interest in said property to The Poppy P. Buchanan Living Trust dated June 5, 1992 by Quitclaim Deed of record in Book 9286, page 439, said Register's Office. Marceleen R. Alford and The Poppy P. Buchanan Living Trust dated June 5, 1992 have conveyed all their interest in said property to the Alford Family, LLC, a Tennessee limited liability company, a 50% undivided interest, and to the Buchanan Family, LLC, a Tennessee limited liability company, a 50% undivided interest, by Quitclaim Deed of record in Instrument No. 20040102-0000408 (Tract 1) and Instrument No. 20040102-0000414 (Tract 2), said Register's Office.

This quitclaim deed is being executed for the purpose of conveyance by both of the trustees of The Poppy P. Buchanan Living Trust dated June 5, 1992.