ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Tract I
Upside, LLC	New Owner	Map 94-5
P.O. Box 160730		Parcel 106.00
Nashville, TN 37216		Tract II
		Map 73-1
		Parcel 277.00
	Davidson County DEEDQC Recvd: 11/01/07 16:17 5 pgs Fees:27.00 Taxes:0.00 20071101-0129189	Tract III
		Map 83-11
		Parcel 209.00
		Tract IV
		Map 72.2
		Parcel 139.00
		Tract V
		Map 83-6-0
		Parcel 413.00

This instrument prepared by: Robert J. Notestine III, Attorney, 4515 Harding Pike Suite 115, Nashville, Tennessee 37205. This instrument was prepared from information furnished by the parties hereto and was prepared without the benefit of a title examination

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee and other good and valuable condition, the receipt and sufficiency of which is hereby acknowledged, I, March Egerton, hereinafter called the Grantor by these presents do hereby quitclaim, grant and convey all my right, title and interest unto Upside LLC, a Tennessee Limited Liability Company., hereinafter referred to as Grantee, its successors and assigns, in certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of B. B. Woodward Subdivision, of a part of W. J. Tune Land, of record in Book 974, Page 94, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the easterly side of Moss Rose Drive and runs back 394 feet

on the north line and 395 feet on the south line, to a low water mark of the Cumberland River, on which it measures approximately 100 feet.
Being the same property conveyed to March Egerton by Warranty Deed from William E. Brown, et ux of record in Instrument No. 20030429-0056929, Register's Office for Davidson County, Tennessee.

This is improved property commonly described as lot 14, Moss Rose Drive, Nashville, Tennessee 37216.

TRACT II

Being a tract of land in the 6th Council manic District of Davidson County, Tennessee, and being part of Lot No. 8 on the Plan of William Hobson's Heirs land as of record in Will Book 9, Page 138, County Court for said county, and described according to a survey by Anderson-Delk & Associates dated December 17, 1981, as follows:

Beginning at a point in the northerly margin of Davidson Street, being the southeast corner of the tract herein described, then westerly around a slight curve to the right, 286.28 feet to a concrete monument; thence north 18 degrees 05' 24" west 160.00 feet to a concrete monument; thence north 1 degree 28' 25" west 151.18 feet to a concrete monument; thence north 10 degrees 22' 05" west 203.23 feet to a fence post; thence north 26 degrees 47' 47" west 442.60 feet to a fence post; thence north 15 degrees 55' 39" west 73.23 feet to an iron pin; thence along the rear line of said tract, south 87 degrees 49' east 655.41 feet to a concrete monument; thence south three degrees 08' 31" west 960.44 feet to the point of beginning, containing 9.65 acres, more or less.

Being the same property conveyed by Clara W. Connell to March Egerton by Warranty Deed of record in Instrument 20061106-0137629, Register's Office Davidson County, Tennessee.

This is unimproved real property commonly known as 0 Davidson Street, Nashville, Tennessee 37206.

TRACT III

Tract No. Two: Lying in the 11th Civil District of said County, being part of a tract marked "reserved" on the Plan of Rolling Acres Subdivision, as of record in Book 1130, Page 34, Register's Office for said County and being designated as Tract "C" on the unrecorded pln of the resubdivision of said Reserved Tract, prepared by Z. J. Wilkison, Surveyor, on December 31, 1949, and described as follows:

Beginning at a concrete monument at the common easterly corner of Lots 11 and 12 on the plan of said Rolling Acres Subdivision; thence South 87 deg. East 297.7 feet to an iron pin, which is 230.3 feet west of a concrete monument in the west line of the L & N Railroad right-of-way; thence north 3 deg. East 84 feet to an iron pin; thence North 87 deg. west, passing an iron pin at 195.7 feet, in all 295.7 feet to the common corner of Lots 10 and 11 of said Rolling Acres Subdivision, thence along the east line of said lot 11, South 4 deg. 30' West 84 feet to the beginning.

Being the same property conveyed to March Egerton by Warranty Deed from Patricia E. Crotwell of record in Instrument 20070928-0115985, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 0 Skyview Drive, Nashville, Tennessee 37206.

TRACT IV

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Parcel A:

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being Lot Nos. 14 and 15 on the Plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for said County, described together as follows:

Beginning at the southeast corner of Masonic Home Road and Short Street; thence with the southerly margin of Short Street eastwardly 132 feet 1 inch to the corner of Lot Nos. 15 and 16; thence with the line between said two lots southwardly 115 feet to the northerly line of Lot No. 13; thence westwardly with said line, 33 feet to the northeasterly margin of Masonic Home Road; thence with said road northwestwardly 150 feet 3 inches to the beginning.

Parcel B:

Being Lot No. 22 on the Map of Craig's Subdivision of the Crownover Property of record in Book 894, Pages 640 and 641, of the Register's Office for said County. Said Lot No. 22 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines 140 feet to a dead line.

Parcel C:

Being Lot No. 21 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for said County. Said Lot No. 21 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines along the west right of way of Baxter Street 140 feet to a dead line in the rear.

Parcel D:

Beginning at the northwest corner of Masonic Home Road and Baxter Avenue; thence with the northerly margin of the Masonic Home Road westerly 266.75 feet to a point in the curve of Masonic Home Road; thence with the said curve 51.28 feet to the southerly margin of Lot No. 15; thence with the corner margin of Lot No. 15 easterly 33 feet to the southeast corner of Lot NO. 15; thence with the easterly line of Lot No. 15, northerly 115 feet to the southerly margin of Short Street; thence with the southerly margin of Short Street easterly 250 feet to the southwest corner of Short Street and Baxter Avenue; thence with the westerly margin of Baxter Avenue southerly 22.3 feet to the point of beginning.

Parcel E:

Beginning at a point in the north margin of Short Street, which point is 100 feet westerly from the northwestern intersection of Short Street and Baxter Avenue; thence with the north margin of Short Street, westerly 331.79 feet to a point where Short Street intersects the northeast margin of Masonic Home Road; thence with the northeast margin of Masonic Home Road 182.84 feet to the northwest corner of Lot No. 30; thence easterly 439.46 feet to the northeast corner of Lot No. 23; thence with the easterly line of Lot No. 23 southerly 140 feet to the point of beginning.

Being the same property conveyed to March Egerton by Greenfield Joint Venture of record in Instrument 20070217-0017551, Register's Office for Davidson County, Tennessee.

Being improved property commonly known as 3501 Baxter Street, Nashville, Tennessee.

TRACT V:

Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of the Resubdivision of a part of Lot 9, W. L. Horn's Spout Spring Addition as of record in Book 5200, Page 211, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to March Egerton by Quitclaim Deed from James Edward Underwood of record in Instrument 20070930-0117607.

This is unimproved real property commonly known as 4 acres +/- Eastland Avenue, Nashville, TN 37206

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater
(for this transfer is $0.

Affiant

(Subscribed and sworn to before me
(this 30th day of October, 2007.

Notary Public

(My Commission Expires: My Commission Expires 02/26/2011

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

Witness my hand this 30th day of October, 2007.

MARCH EGERTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named March Egerton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of October, 2007.

Notary Public

My Commission Expires: My Commission Expires 02/26/2011