This Instrument Prepared By:

Marshall L. Hix, Esquire
Hix & Gray, PLC
1230 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238

Davidson County DEEDQC
Recvd: 12/19/07 08:53 3 pgs
Fees:17.00 Taxes:0.00
20071219-0145417

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Saba's Ventures, LLC 7035 Stone Run Drive Brentwood, Tennessee 37027	Same as New Owner	Map 149 Parcel 352.00

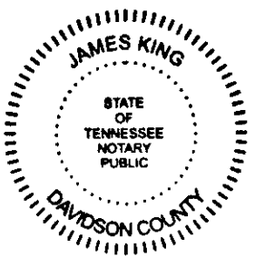
FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Saba Ventures, Inc., a Tennessee corporation ("Grantor"), does hereby quitclaim and convey unto Saba's Ventures, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hamilton Crossings Business Park, as shown on plat of record in Plat Book 8250, page 697, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Saba Ventures, Inc., a Tennessee corporation by deed from CRT Hamilton Corporation, a Tennessee Corporation, of record in Book 10452, page 344, Register's Office for Davidson County, Tennessee.

This is improved property known as 2819 Murfreesboro Pike, Antioch, TN 37013.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 14 day of December, 2007.



Saba Ventures, Inc.,
a Tennessee Corporation

By:_____
Mohamed Saba

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

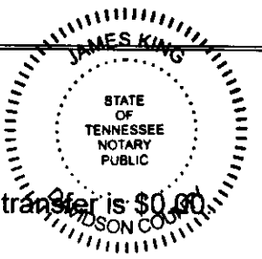
Before me, a Notary Public of the State and County aforesaid, personally appeared Mohamed Saba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Saba Ventures, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 14 day of December, 2007.

_____
NOTARY PUBLIC

My Commission Expires:
5-22-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 14 day of December, 2007.

NOTARY PUBLIC

My Commission Expires:

5-22-2010