THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Martha Wilson
304 42nd Avenue North
Nashville, TN 37209

Send Tax Bills To:
SAME

Davidson County DEEDQC
Recvd: 12/31/07 12:15 3 pgs
Fees:17.00 Taxes:0.00
20071231-0149039

Map & Parcel (Tract 1): 092-03-0-217.00
(Tract 2): 092-07-0-023.00
(Tract 3): 091-16-0-226.00
(Tract 4): 091-07-0-148.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Sylvan Property Group, LLC,** ("Grantor") does hereby quitclaim and convey unto **Martha F. Wilson and husband, Hal Wilson** ("Grantee"), their heirs and assigns, all of my 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:

Tract 1: 2201 Morena Street
Being the easterly 50 feet of the westerly 150 feet of the northerly one-half of Lot No. 3 in the subdivision of Lot 4 of the Elizabeth Harding-Lytle Tract, as of record in Minute Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Morena Street and runs back between parallel lines 182-1/2 feet to an alley, and is part of the property conveyed to Sam Wolf and H. Fineberg by deed from Dora Bader as of record in Book 831, page 401, said Register's Office.

Said Part of Lot No. 3 begins at a point on the southerly line of Morena Street 50 feet east from the northeast corner of the land conveyed by Sam Wolf, et al, to George A. Sims and wife, by deed recorded in Book 831, page 401, said Register's Office, and extends eastwardly 50 feet along the southerly margin of Morena Street and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Sylvan Property Group, LLC by deed from Donna L. Stokes on November 18, 2004 of record in Instrument Number 20041202-0143506, Register's Office for Davidson County, Tennessee.

Tract 2: 2215 Hermosa Street
Being Lot No. 1 on the Map of John Langham's Subdivision, as of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 front 24 feet on the southerly side of Hermosa Street, and runs back 160 feet on the easterly line, and 166 feet on the westerly line with the easterly margin of 23rd Avenue North to an alley, and shows 68 feet on said alley.

Being the same property conveyed to Sylvan Property Group, LLC, from Donna Edmonson and Lee Edmonson, wife and husband, by deed on November 18, 2004, of record in Instrument Number 20041202-0143505, Register's Office for Davidson County, Tennessee.

Tract 3: 4200 Nevada Avenue
Being Lot No. 101 on the plan of Block 3, Charlotte Park Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 101 fronts 61 feet on the northerly side of Nevada Avenue and runs back between parallel lines with the westerly margin of 42nd Avenue No. 180 feet to an alley.

Being the same property conveyed to Sylvan Property Group, LLC, from George B. Spencer, by deed on November 2, 2004, of record in Instrument Number 20041104-0132994, Register's Office for Davidson County, Tennessee.

Tract 4: 4809 Tennessee Avenue

Being the westerly 9 feet of Lot No. 716, all of Lots No. 718, and the easterly 6 feet of Lot No. 720 of Block 111, Plan No. 1, West Nashville, of record in Book 57, pages 74 & 75 , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 718 and parts of Lots Nos. 716 and 720 front together 40 feet on the southerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sylvan Property Group, LLC, from The 4809 Tennessee Trust, First Jordan, LLC, as Trustee, by deed on February 3, 2005, of record in Instrument Number 20050214-0016262, 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 27th day of December, 2007.

Sylvan Property Group, LLC

By: Hal Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of December 2007, before me, appeared Hal Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Sylvan Property Group, LLC. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Hal Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Daphne M. Davis

NOTARY PUBLIC

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

11-14-2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$-0-**.

Elizabeth Wilson

AFFIANT

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this **27th** day of **December, 2007.**

Daphne M. Davis

NOTARY PUBLIC

My Commission Expires: 11-14-2009

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-2009

(Seal)