This instrument prepared by:
Claiborne K. McLemore III
Attorney-at-Law
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Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 03/03/08 14:31 4 pgs
Fees:22.00 Taxes:0.00
20080303-0021028

Address New Owner:	Send Tax Bills To:	Property Identification
David Lovell 156 Shute Circle Old Hickory, TN 37138	-same-	162-5-192; 162-5-191 162-5-194; 162-5-193 162-6-195; 162-6-196 162-6-193; 162-6-194

QUIT-CLAIM DEED

WHEREAS, TUSCULUM ASSOCIATES, a Tennessee general partnership (the "Partnership"), acquired certain real estate in Davidson County, Tennessee from Hillview Joint Venture, by Warranty Deed of record at Book 7878, page 883, Register's Office For Davidson County, Tennessee; and

WHEREAS, the original partners of the Partnership were David Lovell, Ronnie Perry and William Craig; and

WHEREAS, David Lovell has since acquired all the interests of Ronnie Perry and William Craig in the Partnership, leaving himself as the sole remaining owner of the Partnership; and

WHEREAS, the Partnership desires to transfer all of the real estate owned by the Partnership to David Lovell, in connection with the dissolution of the Partnership;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten & 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, TUSCULUM ASSOCIATES, a Tennessee general partnership, (the "Grantor") has this day bargained and sold, and does hereby quit-claim, transfer and convey to DAVID LOVELL (the "Grantee") his heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lots Nos. 182, 184, 186 and 188 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II:

Land in Davidson County, Tennessee, being Lots Nos. 181, 183, 185 and 187 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The said Tracts I and II being the same property conveyed to Tusculum Associates, a Tennessee general partnership, by deed from Hillview Joint Venture, of record in Book 7878, page 883, Register's Office for Davidson County, Tennessee.

This is improved property known as (i) 5272 and 5274 Tusculum Court; (ii) 5264 and 5266 Tusculum Court; (iii) 5256 and 5258 Tusculum Court; (iv) 5248 and 5250 Tusculum Court; (v) 5269 and 5271 Tusculum Court; (vi) 5268 and 5270 Tusculum Court; (vii) 5260 and 5262 Tusculum Court; and (viii) 5252 and 5254 Tusculum Court, all in Nashville, Tennessee 37211.

This property is subject to such matters affecting it (whether of record or not) and any unpaid property taxes.

WHENEVER USED, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor, acting through its sole remaining partner, has executed this instrument on the 29th day of February, 2008.

TUSCULUM ASSOCIATES,
a Tennessee general
partnership

By: _____
DAVID LOVELL

f:\f123asd

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID LOVELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole remaining partner of Tusculum Associates, the within named bargainor, a general partnership, and that he, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as the partner.

WITNESS MY hand and seal at office in Nashville, Tennessee, this 29th day of February, 2008.

_____
NOTARY PUBLIC

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires:

11-08-2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me,
this 29th day of February, 2008.

NOTARY PUBLIC

My commission expires:

11-08-2008

NANCY BOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY