Davidson County DEEDQC
Recvd: 03/11/08 10:03 2 pgs
Fees:12.00 Taxes:0.00

20080311-0024357

Prepared by:

Steltemeier & Westbrook, Attorneys
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Affiant

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Subscribed and sworn to before me this 6 day of March, 2008.

Notary Public
My commission expires 4/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cash Flow Properties, LLC	Same	Map 71-16
6922 Highway 70 South		Parcel 275.02
Nashville, TN 37221		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, James Edward Underwood, successor in interest to ACU I, LLC, , hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of their right, title and interest unto Cash Flow Properties, LLC hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 48.0 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.98 feet on the easterly line and 115.72 feet on the westerly line to a dead line in the rear measuring 45.4 feet thereon.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet on the easterly margin of N. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the easterly line and 52.6 feet on the southerly line to a point of intersection.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is a right of way easement acquired by The Metropolitan Government of Nashville and Davidson County, as follows:

BEGINNING at a point on the north boundary of Parcel 275.02 of map 71-16, said point being the northeast corner; thence with the east boundary line S 8 degrees 19' 14" W 4.13 feet to a point; thence N 83 degrees 36' 32" W 69.80 feet to a point; thence with a curve to the left having a central angle of 88 degrees 35' 43" and a radius of 30.00 feet, 46.40 feet along the curve to a point on the right-of-way of North Eighth Street; thence with the right-of-way North 7 degrees 46' 42" E 9.21 feet to a point; thence with a curve to the right having a central angle of 88 degrees 46' 08" and a radius of 25.00 feet, 38.73 feet along the curve to a point on the right-of-way of Douglas Avenue; thence with said right-of-way S 83 degrees 27' 10" E 74.65 feet to the point of beginning. Containing 477.28 square feet. Being a tract of land conveyed to The Metropolitan Government of Nashville and Davidson County and shown as Parcel 275.02 on Map 71-16 of the Metropolitan Nashville and Davidson County Property Maps.

* 36' 45"
** 25.00 feet

Being the same property conveyed to ACU I, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ed Underwood, dated February 12, 1996, recorded in Book 9947, Page 867, Register's Office for said County. Pursuant to Articles of Termination filed in Instrument No. 19991229-0308475 and Notice of Dissolution filed in Instrument No. 19991229-0308476, property is vested in James Edward Underwood, successor in interest to ACU I, LLC, of record in said Register's Office.

Camille Underwood, wife of James Edward Underwood, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.

This is improved property located at 710 Douglas Avenue, Nashville, TN 37207.

Witness our hands this 6 day of March, 2008.

James Edward Underwood

Camille Underwood

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Edward Underwood and Camille Underwood, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6 day of March, 2008.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN