Prepared by:

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

Davidson County DEEDQC
Recvd: 03/11/08 10:05 2 pgs
Fees:12.00 Taxes:0.00

20080311-0024369

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Affiant

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

Notary Public
My commission expires 4/22/10

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 71-14
6922 Highway 70 South		Parcel 289.00
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:

Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "E" on the Map of Eastview Subdivision of record in Book 547, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 8 fronts 55 feet on the westerly side of Elmhurst Avenue and runs back between lines, 100 feet on the south line and 100 feet 6 inches on the north line along the southerly margin of Lucille Avenue, to a dead line on which it measures 66 feet, more or less.

Being the property conveyed to ACU I, LLC, a Tennessee limited liability company, by Warranty Deed from Lillian M. Alsup and Thomas Moore as co-executors of the Estate of John Ryland Moore, dated July 15, 1998, recorded in Book 11029, Page 589, 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 123 Elmhurst 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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.