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

20080311-0024372

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 4/22/09

KATHRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cash Flow Properties, LLC	Same	Map 94-1
6922 Highway 70 South		Parcel 245.00
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 Lot No. 24, on the Plan of Mabelle Subdivision, of record in Book 547, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 49.5 feet on the westerly margin of South Thirteenth Street and extends back 140 feet on the northerly line and 138.5 feet on the southerly line, to a line in the rear measuring 49.7 feet thereon.

Being the same property conveyed to ACU I, LLC, a Tennessee limited liability company, by Warranty Deed from Kristina L. Horn Chapman, dated June 6, 1996, recorded in Book 10079, Page 975, 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. See also deed of record in Instrument No. 20011108-0123016, 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 900 South 13th Street, Nashville, TN 37206 .

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.