Prepared by:

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

Davidson County DEEDQC
Recvd: 03/11/08 10:06 2 pgs
Fees:12.00 Taxes:0.00

20080311-0024376

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 4/22/08

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cash Flow Properties, LLC 6922 Highway 70 South Nashville, TN 37221	Same	Map 82-4 Parcel 305.00

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 Map of Alexander's Petway Avenue Subdivision, of record in Book 547, Page 87, 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 110 feet on the westerly side of McFerrin Avenue and runs back 220 feet to a dead line which measures 100 feet.

TRACT II:
Land in Davidson County, Tennessee, being a narrow strip of land along the easterly boundary line of Lot No. 1 on the Plan of Alexander Petway Avenue Subdivision, of record in Book 547, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the Granada proposed interchange just north of McFerrin Avenue as widened and the easterly margin of said Lot No. 1; thence westerly 2 feet to an iron pin; thence northerly and parallel with the easterly margin of said Lot No. 1, 114 feet to an iron pin; thence easterly 2 feet to an iron pin in the easterly margin of said Lot No. 1.

Included in the above description but expressly excluded from this conveyance are the following two (2) conveyances:

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis L. Sparkman and wife, Katherine Sparkman to The State of Tennessee for the use and benefit of the Department of Highways of record in Book 4013, Page 613, said Register's Office.

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis Sparkman and wife, Katherine Sparkman to Douglas H. Dunnebacke and wife, Sue M. Dunnebacke of record in Book 2195, Page 27, said Register's Office.

Being the same property conveyed to ACU I, LLC, a Tennessee limited liability company, by Warranty Deed from Curtis L. Sparkman, unmarried, dated July 2, 1997, recorded in Book 10522, Page 120, 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 998½ and 1000 McFerrin Avenue, Nashville, TN 37206.

Witness our hands this 6 day of March, 2008

James Edward Underwood

Camille Underwood

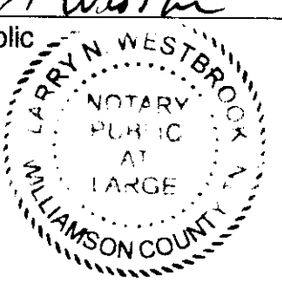
STATE OF TENNESSEE
COUNTY OF Williamson

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



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