Davidson County DEEDQC
Recvd: 06/04/08 11:40 2 pg
Fees:12.00 Taxes:0.00
20080604-0057126

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:
Robert F. Lance, Jr.
2300 Sterling Rd.
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 103-12
Parcel 5

For and in consideration of the sum of $10.00 cash in hand paid, **Niwot Partners, LLC**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Robert F. Lance, Jr.**, married, all of its rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 and the southerly 20 feet of Lot No. 39, Block "L" on the Map of Cherokee Park, Section No. 3 as of record in Book 643, pages 2 & 3, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 38 and part of Lot No. 39 front together 80 feet on the easterly side of Cherokee Road and run back between lines 135.08 feet (146.81 feet by deed) on the southerly line and 150 feet more or less, on the northerly line, to a dead line, measuring 80.03 feet more or less, thereon.

Being the same property conveyed to James Rozum by deed from Howell Bartee of record in Instrument No. 200708130096585, Registers office for Davidson County, Tennessee, dated August 1, 2007. And being the same property conveyed to James Rozum, a 1/4 undivided interest, Sharon K. Rozum, a 1/4 undivided interest, Teresa Carter, a 1/4 undivided interest and Diane Kresimowski, a 1/4 undivided interest by quitclaim deed from James Rozum of record in Instrument No. 200708230100642, Registers office for Davidson County, Tennessee. And being the same property conveyed to Niwot Partners, LLC a Tennessee limited liability company by Trustee's Deed from David M. Anthony, Substitute Trustee of record in Instrument No. 200805070046908, Registers office for Davidson County, Tennessee.

This is improved property known as **249 Cherokee Road, Nashville, TN 37205.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number 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 has hereunder set its hand this 27 day of May, 2008.

GRANTOR:

Niwot Partners, LLC

BY: _____

ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared Robert F. _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **Niwot Partners, LLC**, and is authorized by the maker to execute this instrument on behalf of **Niwot Partners, LLC**.

Witness my hand, at office, this 27 day of May, 2008.

_____
NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires:
1-9-12

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 27 day of May 2008.

_____
NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires:
1-9-12