NAME AND ADDRESS OF NEW OWNER:
Michael Bryan Krabausanos
PO Box 10129
Murfreesboro, TN 37219

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel: 119-10-0-091.00

QUITCLAIM DEED

This instrument made and entered into on this the 27th day of August, 2008, by and between **K&S Group, LLC,** a Tennessee Limited Liability Company, Party of the First Part, and **Michael Bryan Krabausanos,** Party of the Second Part.

Davidson County DEEDQC
Recvd: 09/15/08 08:51 4 pg
Fees:22.00 Taxes:0.00
20080915-0093836

WITNESSETH:

That FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all of its right, title and interest in and to a certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 72, on the Plan of Hidden Acres Subdivision, according to plat appearing of record in Book 1130, page 8B: of the Register's Office of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the westerly margin of Hartford Drive, being the northeasterly corner of the within described lot and the southeasterly corner of Lot 71; thence along the margin of Hartford Drive in a generally southerly direction 44.5 feet to a point; thence continuing along the westerly margin of Hartford Drive in a generally southerly direction 78.0 feet to a point; thence around a curve to the right, said curve having a radius ,of 20.0 feet or a distance of 31.4 feet to a point; thence along the northerly margin of Thompson Lane 121.2 feet to a point, said point being the southwesterly corner of the within described lot and the southeasterly margin of Lot 73; thence leaving the northerly margin of Thompson Lane and running in a generally northerly direction 166.7 feet to a point; thence running in a generally easterly direction 163.8 feet to the point of beginning.

INCLUDED in the above description but specifically EXCLUDED there from is the following described property:

BEING a 10 foot strip along the westerly side of Lot 72 on the Plan of Hidden Acres Subdivision of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, described according to a survey made October 7, 1959, by T.R. Sandford, Surveyor as follows:

BEGINNING in a northerly margin of Thompson Lane, being the southwesterly corner of Lot 72 (being also the southeasterly corner of Lot No. 73 on said Plan), and running thence northwardly along the common line between Lots 72 and 73, 166.7 feet to an iron pin at the southwesterly corner of Lot 71 on said Plan; thence easterly ten feet, more or less, along the southerly line of Lot No. 7 to the intersection of the broken line showing a 10-foot utility easement on Lot No. 72; thence southwardly along said broken line, parallel to and ten feet distance from the easterly line of Lot No. 73, 165 feet, more or less, to the northerly margin of

Thompson Lane; thence westwardly, along the northerly margin of Thompson Lane, ten feet, more or less, to the beginning.

Being the same property conveyed to K&S Group, LLC by deed from Hilton D. Wall appearing of record in Instrument No. 20060613-0070147 of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust at Instrument No. 20060613-0070149, Assignment of Rents at Instrument No. 20060613-0070149 and Modification of Deed of Trust at Instrument No. 20070622-0074801, all of record in said Register's Office; to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This property has an address of 2825 Hartford Drive, Nashville, Tennessee 37210.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set its signature, on the day and date first above written.

K&S Group, LLC

By: _____
Jeremy C. Smotherman, Managing Member

By: _____
Bryan Krabousanos, Member

STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Jeremy C. Smotherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Managing Member of K&S Group, LLC, the within name bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS MY HAND and official seal at office in Murfreesboro Tennessee, on the 21st day of August, 2008.

_____
Notary Public

My commission expires: November 22 2009

TONYA HERENA LANDRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Bryan Krabausanos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Member of K&S Group, LLC, the within name bargainor, a Tennessee Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 26th day of August, 2008.

Notary Public

SHARON ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires NOV. 22, 2009

My commission expires: 11/22/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Katie Bennett
Affiant

Sworn to and subscribed before me this the 26th day of August, 2008.

Notary Public

My commission expires: 11/22/09

SHARON ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires NOV. 22, 2009