BOX 10-A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDQC
Recvd: 10/07/08 10:12 2 pgs
Fees:12.00 Taxes:0.00
20081007-0101663

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
EROI, LLC 5325 Windypine Drive Nashville, TN 37211	SAME	Map 125-15-0B Parcel 418

We, **Thomas R. Moneypenny, a married person, and Wilson P. Burton, Jr., a married person**, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **EROI, LLC, a Tennessee limited liability company**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 418 as shown on the Plan of Post House-Bellevue Condominium, Phase I, of record in the Master Deed for Post House-Bellevue Condominium, Phase I, of record in Book 6838, page 445, Register's Office for Davidson County, Tennessee; and referred to as Exhibit "C' found at pages 472, 473 and 474, to which plan reference is hereby made for a more complete description; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas R. Moneypenny, a married person, and Wilson P. Burton, Jr., a married person, as tenants in common, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a FANNIE MAE, a corporation, of record in Instrument #20080828-0088488, said Register's Office.

This is improved property known as 418 Post Creek Road, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 3rd day of October, 2008.

THOMAS R. MONEYPENNY

WILSON P. BURTON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, THOMAS R. MONEYPENNY, the within named bargainor, with whom I am personally acquainted and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand ~~and seal~~ on this 3rd day of October, 2008.

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, WILSON P. BURTON, JR., the within named bargainor, with whom I am personally acquainted and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 11th day of September, 2008.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 3rd day of October, 2008.

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

Alison L Rutledge
Notary Public