BOX 10-A

Davidson County DEEDQC
Recvd: 12/10/08 09:28 2 pgs
Fees:12.00 Taxes:0.00
20081210-0119034

This Instrument Prepared By and Returned To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
James E. Rochlitz 1236 Cliftee Drive Brentwood, TN 37027	Franklin American Mortgage Co. 501 Corporate Center Drive Suite 400 Franklin, TN 37067	83-5-159

I, Kurt Rochlitz, do hereby quitclaim and by these presents transfer and convey all of my rights, title and interest unto James E. Rochlitz and wife, Jean Rochlitz, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 and a 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D.H. Bailey's property, as of record in Book 421, page 65 of the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue easterly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

Being the same property conveyed to Kurt Rochlitz by Quitclaim Deed from Tim's Properties, Too, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080714-0071981, said Register's Office.

This is improved property known as **1029 Mansfield Avenue, Nashville, TN 37206.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6 day of December, 2008.

KURT ROCHLITZ

1A

STATE OF CALIFORNIA

COUNTY OF Santa Clara

Personally appeared before me, the undersigned notary public, of said county, Kurt Rochlitz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 6th day of December, 2008.

State of California, County of Santa Clara
Subscribed and sworn to (or affirmed) before me on this
6th day of Dec. 2008 by Kurt Rochlitz
proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

VANESSA C. LARA
COMM. # 1666441
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. MAY 13, 2010

Notary Public

Vanessa Lara
(Signature of Notary)

My Commission Expires:

(seal)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Alison L. Russell
Affiant

Subscribed and sworn to before me, this the 10th day of December, 2008.

Kathy Snider
Notary Public

My Commission Expires:

(seal)

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

1B