This Instrument Was Prepared By:
John M. Brittingham
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Davidson County DEEDQC
Recvd: 01/07/09 10:00 3 pgs
Fees:17.00 Taxes:0.00
20090107-0001559

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Hickory Falls, LLC 5206 Country Club Dr. Brentwood, TN 37027	Same	076 01 0 115.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, QUALITY PLUS HOME LIMITED LIABILITY CO, a Tennessee limited liability company D/B/A Quality Plus Homes, LLC by these presents hereby quitclaims and conveys unto HICKORY FALLS, LLC, a Tennessee limited liability company, and its successors, representatives and assigns, all its right, title and interest in and to the following described tract or parcel of land, to wit:

Land in the 4th Civil District of Davidson County, Tennessee and described according to an un-recorded survey dated October 1972, prepared by Joel B. Spaulding and Company, Inc., to wit:

Beginning at a point which is the southwesterly corner of property to Berhop Investment, Inc. by deed from Robert C. Harris, et ux, of record in Book 5374, Page 92, Register's Office, Davidson County, Tennessee, thence with Tulip Grove Road South 00 deg. 0' 11" east 200.00 feet to a point; thence north 89 deg. 59' 49" east 268.06 feet to a point thence south 00 deg. 04' 23" west 211.38 feet to a point; thence south 87 deg. 35' 02" west to the point of beginning and containing 1.27 acres more or less.

Less and Except that part deeded to the State of Tennessee as set forth Book 9913, Page 275, Register's Office for Davidson County, Tennessee.

Agreement for Easement for Storm Sewers and Sanitary Sewers to Metro as shown of record in Deed Book 7568, page 743, Register's Office for said County.

Easement as shown of record in Deed Book 9913, Page 275, Register's Office for said County.

Being the same property conveyed to Quality Plus Homes, LLC, by deed dated September 5, 2007, of record in Instrument No. 20070910-0108209, in the Register's Office of Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20071004-0118327, in said Register's Office.

This is unimproved property, known as Tulip Grove Rd, Hermitage, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

WITNESS MY HAND this the 31st. day of December, 2008.

QUALITY PLUS HOME LIMITED LIABILITY CO, a Tennessee limited liability company

By: James David Carter

Title: Chief manager

STATE OF TN)
COUNTY OF Davidson)

Before me, Dena Swoner of the state and county aforesaid, personally appeared James David Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief manager (or other officer authorized to execute the instrument), of QUALITY PLUS HOME LIMITED LIABILITY CO, the within named bargainor, a limited liability company, and that he as such Chief manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief manager.

Witness my hand and seal, at office in Davidson, Tennessee, this 31st day of December, 2008.

Dena Swoner

NOTARY PUBLIC

My Commission Expires:

Sept. 3, 2012

DENA SWONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

409149-1

STATE OF Tennessee)
COUNTY OF Davidson)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $ 10.00 .

Grantee or Grantee's Agent

Subscribed and sworn to before me this 31st day of December, 2008.

NOTARY PUBLIC

DENA SWONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Sept. 3, 2012

409149-1