THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF Colorado)
COUNTY OF Arapahoe)

The actual consideration for this transfer is $ -0- .

Steven N. Backer
Affiant

Subscribed and sworn to before me this 04th day of February, 2009.

Notary Public

My Commission Expires: April 28, 2012

Davidson County DEEDQC
Recvd: 02/11/09 11:05 3 pgs
Fees:22.00 Taxes:0.00
20090211-0011861

LAURA S ORTEGA NOTARY PUBLIC STATE OF COLORADO My Commission Expires April 28, 2012

ADDRESS NEW OWNER

JJSB Family Employee
Profit Sharing Trust
2501 Westwood Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

JJSB Family Employee
Profit Sharing Trust
5235 Skytrail
Littleton, Colorado 80123

MAP & PARCEL NOS.

MAP 104-15-0
PARCEL 389.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided interest in each party as Tenants in Common,

I, Steven N. Backer, Trustee of the JJSB Family Employee Profit Sharing Trust, with full power and authority to sell, transfer and convey, without joinder of any party or beneficiary, for the express purpose of creating an undivided interest as tenants in common in Steven N. Backer and the JJSB Family Employee Profit Sharing Trust, by these presents do hereby quitclaim and convey unto Mitchell A. Watts, Trustee, his successors and assigns, all right, title and interest that I, as Trustee, may have in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING the east 57.0 feet of Lot No. 58 on the Plan of Belair of record in Plat Book 332, page 6, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 58 fronts 57.0 feet on the south side of Westwood Avenue and runs back between parallel lines, along the west margin of 25th Avenue South, 192.0 feet to a dead line.

BEING the same property conveyed to JJSB Family Employee Profit Sharing Trust by Warranty Deed dated June 26, 2003, from Pamela J. Tyner and husband, Kevin J. Tyner, of record as Instrument No. 20030630-0089957 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2501 Westwood Avenue, Nashville, Tennessee 37212.

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

And now, I, the said Mitchell A. Watts, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Steven N. Backer a 20.17% undivided interest, and unto the JJSB Family Employee Profit Sharing Trust a 79.83% undivided interest, to be held as tenants in common, their heirs, successors and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 4th day of February, 2009.

JJSB Family Employee Profit Sharing Trust

By: Steven N. Backer
Steven N. Backer, Trustee

Mitchell A. Watts
Mitchell A. Watts, Trustee

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven N. Backer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee of the JJSB Family Employee Profit Sharing Trust, executed the within instrument for the purposes therein contained by signing on behalf of the JJSB Family Employee Profit Sharing Trust.

WITNESS my hand and official seal this 4th day of February, 2009.

Notary Public

My Commission Expires: April 28, 2012

LAURA S ORTEGA NOTARY PUBLIC STATE OF COLORADO My Commission Expires April 28, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell A. Watts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of Feb, 2009.

Notary Public

My Commission Expires: 05.08.2012

JASON CHAFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY