THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203

Davidson County DEEDQC
Recvd: 03/17/09 13:56 3 pgs
Fees:17.00 Taxes:0.00
20090317-0024022

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

MAP/PAR: 091-07-0-312.00

AS FOLLOWS:

PTE Development, LLC
2479 Murfreesboro Road, #162
Nashville, TN 37217

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 2009.

Notary Public

My commission expires: 7/5/11

P. REGINA DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **PTE Development, LLC, a Tennessee limited liability company, and John Martin, Co-Trustees of the 5301 Michigan Ave. Trust, execute this instrument for and on behalf of 5301 Michigan Ave. Trust** (herein, "Grantor"), by these presents does hereby quitclaim and convey unto **PTE Development, LLC, a Tennessee limited liability company,** its heirs and/or assigns (herein, "Grantee"), all its right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 1202 and 1204, Block 179, on the NO. 1 plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 5301 Michigan Ave. Trust by quitclaim deed from PTE Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20070605-0067037, Register's Office for Davidson County, Tennessee.

This improved property is known as: 5301 Michigan Avenue, Nashville, Tennessee 37209.

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

IN WITNESS WHEREOF, the undersigned, being the sole and lawful Co-Trustees of Grantor, have executed this instrument effective this 13 day of March, 2009.

Grantor:

5301 Michigan Ave. Trust

By: PTE Development, LLC,
a Tennessee limited liability company, as Co-Trustee

By: _____
Phillip Baumgart
Title: Chief Manager

By: _____ Co-Trustee
John Martin, as Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Phillip Baumgart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager and Sole Member of PTE Development, LLC, a Tennessee limited liability company, Co-Trustee of the 5301 Michigan Ave. Trust, the within named bargainor, and that he in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager and Sole Member.

Witness my hand and official seal in Nashville, Tennessee, this 13 day of March, 2009.

_____
Notary Public

My Commission Expires:_____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, John Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the 5301 Michigan Ave. Trust, the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 13 day of March, 2009.

_____
Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____



My Commission Expires JULY 3, 2012