BOX 10-A

QUITCLAIM DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20090031020 DEEDQC
Recvd: 05/11/09 10:45 2 pgs
Fees:12.00 Taxes:0.00
20090511-0042987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 2009.

Notary Public

My Commission Expires: Exp. 8/9/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magi Group, LLC	New Owner	
(NAME)	(NAME)	
650 Wedgewood Avenue		105-7-387
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FRED UPP**, HEREINAFTER CALLED THE GRANTOR, HEREBY QUIT-CLAIMS AND CONVEYS UNTO **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of C.M. and J.C. Ferris Plan of Lot No. 1 Mallory, of record in Book 161, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor from Native American Indian Association of Tennessee by deed of record in Book 10533, Page 218, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

Grantor quit-claims his interest in and to the property to convey any and all interest he may have a result of the tax sale for delinquent taxes wherein the property was divested out of Grantor and vested in Sylvia A. Phillips by Final Decree Confirming Sale of record in Instrument No. 20001208-0121206, Register's Office for Davidson County, Tennessee.

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

This is improved x property, known as 407 Mallory Street, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 16 day of Jan., 2009.

FRED UPP

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 FRED UPP, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of January, 2009.

Notary Public

05/02/11

LINDA KAY TUTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN