BILL GARRETT, Davidson County
Trans:T20090031743 DEEDQC
Recvd: 05/13/09 14:05 3 pgs
Fees:17.00 Taxes:0.00
20090513-0044168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Jacqueline P. Lakoff
Affiant

Sworn to and subscribed before me this 8th day of May, 2009.

Amanda K. Willis
Notary Public

My Commission Expires: 2011

AMANDA K. WILLIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commissi
Expires
November 7, 20

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
918 8th Avenue South, LLC c/o Andrew Lakoff, CPA, LLC 4198 Cox Road Suite 100 Glen Allen, VA 23060	SAME	105 – 02 – 268

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **JACQUELINE P. LAKOFF**, unmarried, hereby releases, remises and forever quitclaims unto **918 8TH AVENUE SOUTH, LLC**, a Tennessee limited liability company, all of her right, title and interest in and to certain real property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by this reference, together with all of her right, title and interest in and to: (a) any easements and rights associated with and/or appurtenant to the real property described on Exhibit A; (b) all improvements located on the real property described on Exhibit A; and (c) all leases of all or part of the real property described on

Exhibit A.

This instrument is given, and all of the real property described on Exhibit A, along with the other assets, rights and interests described herein, are quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument is executed this 4th day of May, 2009.

Jacqueline P. Lakoff
JACQUELINE P. LAKOFF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JACQUELINE P. LAKOFF**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2009.

Amanda K. Willis
Notary Public

My Commission Expires: NOV. 7, 2011

AMANDA K. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 7, 2011

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 10 in Bass Second Edition to Nashville, as of record in Plan Book 21, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts fifty (50) feet on the east side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines one hundred sixty-five (165) feet to an alley, fifteen (15) feet wide.

This is improved property known as 918 Eighth Avenue South, Nashville, Tennessee.

The legal description above was taken from the prior deed of record, and the property was not surveyed at the time of this quitclaim and no title search was performed.

Being the same property conveyed to Jacqueline P. Lakoff, by deed from Lincoln E. Lakoff, Executor of the Estate of Lincoln L. Lakoff, deceased, of record as Instrument No. 20030909-0131581, Register's Office for Davidson County, Tennessee.