{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{Upside, LLC	{ New Owner	}
{PO Box 160730	{	} 08303021600
{Nashville, TN 37216	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding
{Pike, Suite 315, Nashville, Tennessee 37205.

QUITCLAIM DEED

Know all persons by these presents, March Egerton, (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, and convey unto Upside, LLC, a Tennessee Limited Liability Company (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

SEE EXHIBIT A FOR LEGAL DESCRIPTION

This is unimproved property commonly known as 0 Carter Avenue, Nashville, TN

BILL GARRETT, Davidson County
Trans:T20090047419 DEEDQC
Recvd: 07/14/09 16:13 3 pgs
Fees:17.00 Taxes:0.00
20090714-0066017

(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 14th day of July, 2009.)
( )
( )
(Notary Public)
(My Commission Expires:)
(My Commission Expires 01/09/2012)

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 14th day of July, 2009

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2008, before me personally appeared March Egerton to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING THE NORTHERLY 40 FEET OF LOT NO 9, ALL OF LOT NO 10 AND THE SOUTHERLY 40 FEET OF LOT NO 11 AND THAT PART OF A 12-FOOT ALLEY LYING IMMEDIATELY EAST OF THE REAR LINES OF SAME AS SHOWN ON THE PLAN OF MRS. MINNIE E. MARTIN'S SUBDIVISION OF RECORD IN BOOK 547, PAGE 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND PART OF LOT NO 58 ON THE PLAN OF BROWNSVILLE OF RECORD IN BOOK 21, PAGE 9, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER ACCORDING TO A SURVEY BY PARRISH ENGINEERS INC. DATED FEBRUARY 24, 1969, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RIVERSIDE DRIVE 10 FEET NORTH OF THE COMMON FRONT CORNER OF LOTS NO 8 AND 9 ON THE PLAN OF MRS. MINNIE E. MARTIN'S SUBDIVISION; THENCE WITH SAID MARGIN OF RIVERSIDE, NORTHWARDLY 130 FEET TO A POINT 40 FEET NORTH OF THE SOUTHWEST FRONT CORNER OF LOT NO 11 ON SAID PLAN; THENCE AT RIGHT ANGLES, EASTWARDLY 205.5 FEET TO A POINT IN THE EASTERLY MARGIN OF A 12 FOOT ALLEY, PASSING THE WESTERLY MARGIN OF SAID ALLEY AT 193.5 FEET; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY AND WESTERLY LINE OF LOT NO 58 ON THE PLAN OF BROWNSVILLE NORTHWARDLY 60 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTWARDLY 294 FEET TO A POINT; THENCE AT RIGHT ANGLES AND A FENCE LINE SOUTHWARDLY 190 FEET TO A POINT AT A FENCE CORNER; THENCE AT RIGHT ANGLES AND WITH A FENCE LINE WESTWARDLY 499.5 FEET TO THE POINT OF BEGINNING, PASSING THE EASTERLY MARGIN OF THE AFOREMENTIONED 12 FOOT ALLEY AT 294 FEET AND THE WESTERLY MARGIN OF SAID ALLEY AT 304 FEET.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO EDWARD FARIA BY WARRANTY DEED FROM ERIC GOODMAN, AS TRUSTEE AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 17TH DAY OF NOVEMBER 2005 KNOWN AS NEW LIFE TRUST, RECORDED OCTOBER 2, 2006 IN INSTRUMENT NO. 20061002-0121966, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING THE NORTHERLY 40 FEET OF LOT NO 9, ALL OF LOT NO 10 AND THE SOUTHERLY 40 FEET OF LOT NO 11 AND THAT PART OF A 12-FOOT ALLEY LYING IMMEDIATELY EAST OF THE REAR LINES OF SAME AS SHOWN ON THE PLAN OF MRS. MINNIE E. MARTIN'S SUBDIVISION OF RECORD IN BOOK 547, PAGE 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO ERIC GOODMAN, AS TRUSTEE AND NOT PERSONALLY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 17TH DAY OF NOVEMBER 2005 KNOWN AS NEW LIFE TRUST, BY WARRANTY DEED FROM YVETTE RENE JONES RECORDED NOVEMBER 18, 2005 IN INSTRUMENT NO. 20051118-0139304 AND INSTRUMENT NO. 20060511-0055307, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Current Source of Title #20090713-0065502