(1)

BILL GARRETT, Davidson County
Trans:T20090052483 DEEDQC
Recvd: 08/03/09 15:37 2 pgs
Fees:12.00 Taxes:0.00
20090803-0072635

Prepared By and
After Recording Return to:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Williamson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

This 30th day of July, 2009.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

Address of New Owners:
100 Taylor Street
Nashville, TN 37208-1716

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL:
91-07 72.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Ron Runyeon** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **For a Song Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTEE**") its Successors and Assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lots Nos. 1210 and 1212 in Plan No. 2, West Nashville as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Said Lots No. 1210 and 1212 front 25 feet each on the southerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ron Runyeon by Warranty Deed from Elizabeth A. Colwell, dated December 2, 2005, as of record in Instrument No. 20051209-0148139, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5305 Louisiana Avenue, Nashville, TN 37209.**

The above-described tract or parcel of land is not, nor has it ever been, the Grantor's primary residence.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 30th day of July, 2009.

Ron Runyeon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ron Runyeon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2009.

My Commission Expires:



NOTARY PUBLIC