BILL GARRETT, Davidson County
Trans:T20090065313 DEEDQC
Recvd: 09/24/09 14:05 3 pgs
Fees:18.00 Taxes:37.81
20090924-0088980

TENNESSEE
MAP: # 092-06-0-495.00 PO

Ref #: **000-697516771-T012**

QUIT CLAIM DEED

This Indenture, made this July 24,2009, between JPMorgan Chase Bank, National Association, having its principal place of business at 7255 Bay Meadows Way, Jacksonville, FL 32256, hereinafter Grantor, and Stonecrest Income and Opportunity Fund 1, LLC, whose address is 4300 Stevens Creek Blvd #275, San Jose, CA 95129, hereinafter Grantee.

Witnesseth, that Grantor, for and in consideration of the sum of TEN THOUSAND TWO HUNDRED NINETEEN & NO/100 Dollars ($10219.00), does hereby bargain, sell, release, remise, quit-claim and convey unto to the Grantee, the following described real estate, to wit:

See Attached Exhibit "A"

Name of Seller obtained title to the above referenced real estate by Deed of record in BOOK: #*____, PAGE: #_____, Register's Office of Davidson, County, Tennessee.

*20090203-0009175

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

JPMorgan Chase Bank, National Association

By: _____
Kelly Livingston
Its: Vice President

Signed, sealed and delivered in
the presence of:

PRINT NAME: Kirsten L. Horton

PRINT NAME: Pleshette G. Johnson

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24 day of July, 2009, by Kelly Livingston, as the Vice President of JPMorgan Chase Bank, National Association, the principal, a Corporation, who is personally known to me or has produced satisfactory evidence of identification, and acknowledged to me that he/she, being duly authorized to do so, in the capacity therein stated, executed the within instrument for and on behalf of the Corporation, as its free and voluntary act and deed, for the consideration, uses and purposes therein contained.

Witness my hand and Notarial Seal at office the day and year above written.

Name: Brenda W. Oxford
Notary Public
My Commission Expires: 10-11-2011

BRENDA W. OXFORD
MY COMMISSION # DD 724202
EXPIRES: October 11, 2011
Bonded Thru Notary Public Underwriters

I, hereby swear that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10219.00.

Kelly Livingston

STATE OF FL
COUNTY OF Duval

Subscribed and sworn before me this 24 day of July, 2009.

Name: Brenda W. Oxford
Notary Public
My Commission Expires: 10-11-2011

BRENDA W. OXFORD
MY COMMISSION # DD 724202
EXPIRES: October 11, 2011
Bonded Thru Notary Public Underwriters

The following information is not a part of this deed:

Property Address: 2520 BOOKER ST, NASHVILLE, TN 37208

Owner's Name and Address:
Stonecrest Income and Opportunity Fund 1, LLC
4300 Stevens Creek Blvd #275, San Jose, CA 95129
Parcel Number: _____

Mail Tax Bills to: grantee

Prepared by and return to:

Donna Sovey

RDS GROUP, LLC
22028 Ford Rd
Drb. Hts, MI 48127

EXHIBIT "A"

LOAN #: 697516771
PIN TAX #: 092-06-0-495.00

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Falconer & Ashcrafts Subdivision of Lots 18 and 19, Boyd McNairy Tract, of record in Book 57, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Walker by deed from William S. Looney, of record in Instrument No. 20060309-0027695, Register's Office Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.