QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/30/09 10:28 4 pgs
Fees:22.00 Taxes:0.00
20091130-0108969

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Ernest McClain 820 Shelby Avenue Nashville, TN 37206	Ernest McClain Same as New Owner	082-16-0-397.00

THIS INDENTURE, Made the 1st day of May 2009, between **S&M, LLC., A Tennessee Limited Liability Corporation and Earl Sanders** as party or parties of the first part, hereinafter called Grantor, and **Ernest McClain** hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of her right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 255 on the plan of Williams Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 60, Register's Office for said County.**
>
> **Said Lot No. 255 fronts 64.5 feet on the southerly side of Shelby Avenue and runs back between parallel lines, with the westerly margin of South 9th Street, 175 feet to an alley.**
>
> **Being the same property conveyed to S&M, LLC., A TENNESSEE LIMITED LIABILITY CORPORATION by Quitclaim Deed from Ellena Sanders, of record in Instrument 20070718-0085508, dated April 27, 2007, Register's Office for Davidson County, Tennessee.**

This property is commonly known **820 Shelby Avenue, Nashville, Tennessee 372206**

With, all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Ernest McClain

Ernest McClain, Member of S&M, LLC.

for S M LLC

Brian Sanders, Member of S&M, LLC.

Earl Sanders

Earl Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Ernest McClain and Brian Sanders, Managing Members** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Managing Members** of **S&M, LLC., A TENNESSEE LIMITED LIABILITY COPROARTION** and that they are duly authorized to execute this instrument on behalf of **S&M, LLC., A TENNESSEE LIMITED LIABILITY COPROARTION.**

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 2009.

My Commission expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

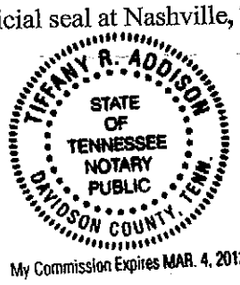
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Earl Sanders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 2009.

My Commission expires:

Notary Public



My Commission Expires MAR. 4, 2013

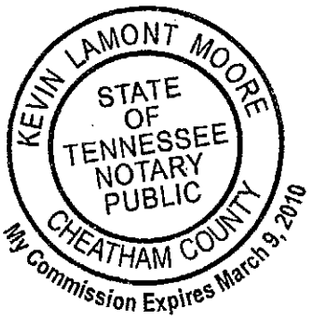
Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Kevin Moore**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed



Kevin Moore

My Commission Expires: March 09, 2010