This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

BILL GARRETT, Davidson County
Trans: T20090084496 DEEDQC
Recvd: 12/15/09 13:22 2 pgs
Fees: 12.00 Taxes: 0.00
20091215-0114254

ADDRESS NEW OWNER:
Twelve Oaks Development LLC
1201 Phillips Street
Nashville, TN 37208

MORTGAGEE:
Pinnacle National Bank
211 Commerce Street Ste 300
Nashville, TN 37201

SEND TAX BILL TO:
Owner

MAP **92-4**
GROUP
PARCEL **101**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **Cordell P. Kidd** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that he may have in and to the following described real property unto **Twelve Oaks Development, LLC**, a Tennessee limited liability company hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1, 12 Oaks Apartments One Lot Subdivision, of record in Plat Book 8250, page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cordell P. Kidd by Quitclaim deed from Twelve Oaks, LLC, a Tennessee limited liability company, of record in Instrument no. 20091202-0110277 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is improved property known as 1201 Phillips Street, Nashville, Tennessee 37208.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 2nd day of December, 2009.

Cordell P. Kidd

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cordell P. Kidd**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of December, 2009.

MY COMMISSION EXPIRES:
December 6, 2009

NOTARY PUBLIC
My Commission Expires:

JACKIE R. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee)
COUNTY OF Wilson)

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

AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 2009.

NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES:
December 6, 2009

JACKIE R. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY