THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 02/23/10 14:51 2 pgs
Fees:12.00 Taxes:0.00
20100223-0013801

Address New Owner(s)
GMAT Holdings, G.P.
650 Wedgewood Ave
Nashville, Tn 37203

Send Tax Bills To:
SAME

Map & Parcel
091-02-0-294.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Magi Group, LLC** ("Grantor") does hereby quitclaim and convey unto **Benjamin S. Mitchell** ("Grantee"), his successors and heirs all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 29 on the plan of Gailey wood Subdivision, Section Two, of record in Book 3106, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 29 fronts 50 feet on the northerly side of Franklin Street and runs back between linies 135.6 feet on the westerly side and 88.2 feet on the easterly side to a line in the rear on which ot measures 69 feet thereon.

Being the same property conveyed to Magi Group, LLC by deed from Linda J. Jones, on February 9, 2010, of record in Instrument Number 20100223-0013800, Register's Office for Davidson County, Tennessee.

This is improved property known as **6302 Franklin Drive, Nashville, Tn 37209**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **9th** day of **February, 2010.**

Magi Group, LLC

by Sean Lewis

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 9th day of February, 2010, before me, appeared Sean Lewis to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager Magi Group, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Sean Lewis acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this **9th** day of **February, 2010.**

NOTARY PUBLIC My Commission Expires: 4-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

I, Hal Wilson, do hereby 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY