This Instrument prepared by: Juan & Delia Ruvalcaba
340 Foxglove Drive
Nashville, TN 37211

Return To & Send Tax Bills To: Premier Property Investments
New Owner 650-4 Nashville Pike
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20100016876 DEEDQC
Recvd: 03/23/10 11:35 2 pgs
Fees:12.00 Taxes:0.00
20100323-0021701

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Juan & Delia Ruvalcaba on this 4 day of MARCH, 20 10 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Premier Property Investments 340 Foxglove Drive Nashville, TN 37211 all 100/100 right, title and interest in and to the following described real estate, to wit:

Parcel / Tax I.D — 133-15-0-014.00

See Attachment "A"

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 4th day of March, 20 10.

Juan R. Ruvalcaba
Delia C. Ruvalcaba

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Juan & Delia Ruvalcaba with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 4th day of March, 20 10.

FORREST L. MOTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Forrest L Mote Notary Public

My commission expires: 10/22/11

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

FORREST L. MOTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Juan R. Ruvalcaba
Delia C. Ruvalcaba
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed and sworn before me this the 4th day of March, 2010.

Forrest L Mote Notary Public

My commission expires: 10/22/11

The following information is not a part of this Deed:

Attachment "A"

Parcel/Tax ID 133-15-0-014.00

Located in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Being Lot No. 65 on the Map of Highview Acres Subdivision, as of record in Book 2331, Page 52, Register's Office of said County, Tennessee.

Said Lot. No. 65 fronts along a slight curve on the Westerly margin of Foxglove Drive and extends back between lines, 410 feet on the Northerly line and 365 feet on the Southerly line to a dead line in the rear, measuring 163.5 feet thereon.

Being the same property a Scrivener's Affidavit was recorded by Instrument #20080415-0037944 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Juan Ruvalcaba and wife, Delia Ruvalcaba by Warranty Deed dated 11/07/07 from Johanda Morman, a single person, of record as Instrument # 20071107-0131194 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phyllis E. Poe and Johanda Morman by quitclaim deed of record as Instrument No. 20070723-0086917 in the Register's Office of Davidson County, Tennessee. Phyllis E. Poe is now deceased, and by her Will, a certified copy of which is of record as Instrument No 20071107-0131193 in the Register's Office of Davidson County, Tennessee, she devised her interest in the above property to Johanda Morman.