STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Instrument Prepared By:
Wyatt, Tarrant & Combs, LLP (DKS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

The actual value of the property subject to this transfer is $75,000.00. Recordation tax due pursuant to Tenn. Code Ann. §67-4-409 is $277.50.

Daniel K. Swanson, Affiant

Subscribed and sworn to before me on this the 14 day of June, 2010.

Notary Public
My Commission Expires: 11/7/2011

NATALIE K. KEAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20100035818 DEEDTRS
Recvd: 06/14/10 10:44 3 pgs
Fees:18.00 Taxes:277.50
20100614-0045886

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

NAME AND ADDRESS OF OWNER:
CIT Lending Services Corporation
1 CIT Drive
Livingston, New Jersey 07039

SEND TAX BILLS TO: SAME

Map/Parcel: 20031125-0171242

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, and other good and valuable consideration, DANIEL K. SWANSON, Successor Trustee, having been so appointed by Appointment of Successor Trustee, of record in the Register's Office for Davidson County at Nashville, Tennessee, in Instrument No. 20100510-0035720, under the Deed of Trust and Security Agreement executed by WineDown Accessories, LLC, for the benefit of CIT Lending Services Corporation, of record in said Register's office on Instrument No. 20061204-0148955, dated November 10, 2006, ("GRANTOR"), does hereby quitclaim and convey unto CIT LENDING SERVICES CORPORATION, a Delaware corporation ("GRANTEE"), all of GRANTOR's right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Being a tract of land in the 8th Civil District of Davidson County, Tennessee, of record in Instrument No. 20031125-0171242, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Commencing at the centerline intersection of Centennial Boulevard and L & N Railroad right of way, thence; N 39 degrees 02' 25" W a distance of 142.76' to an iron pin set (18" rebar with orange cap labeled "Byrd Surv. Inc."), this being the true point of beginning.

Thence with the easterly right of way of the L & N Railroad with a curve turning to the right having an arc length of 454.98', with a radius of 1385.81', a chord bearing of N 47 degrees 23' 45" W, and a chord length of 452.94', to an iron pin set (18" rebar with orange cap labeled "Byrd Surv. Inc.");

Thence N 71 degrees 47' 44" E a distance of 218.87 feet to an iron pin set (18" rebar with orange cap labeled "Byrd Surv. Inc.");

Thence S 18 degrees 30' 00" E a distance of 395.42'; to the point of beginning, having an area of 48905 square feet, 1.12 acres more or less according to a survey by Jeffrey A. Leopard of Byrd Surveying, Inc., 240 Great Circle Road, Nashville, TN 37228.

Being the same property conveyed to the grantor(s) herein named by deed of even date being filed for record simultaneously herewith as Instrument No. 20061204-0148954, Register's Office for Davidson County, Tennessee.

The address of the Property is believed to be either 7119 Centennial Blvd., Nashville, Tennessee, or 7109 Centennial Blvd., Nashville, Tennessee, but such address is not part of the legal description of the property conveyed herein and in the event of any discrepancy, the legal description herein shall control.

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

It is expressly understood and agreed that GRANTEE accepts the subject property **"AS IS" AND "WHERE IS", AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE, AND THAT GRANTOR IS MAKING NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITIONS OR VALUE OF SAID PROPERTY, SAID PROPERTY'S HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THE PRESENCE OR ABSENCE OF CONDITIONS ON THE SAID PROPERTY THAT COULD GIVE RISE TO A CLAIM FOR PERSONAL INJURY, PROPERTY OR NATURAL RESOURCE DAMAGES; THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS OR WASTE, SUBSTANCES, CONTAMINANTS, OR POLLUTANTS ON, UNDER OR ABOUT SAID PROPERTY; OR THE INCOME OR EXPENSES FROM OR OF SAID PROPERTY.**

GRANTEE understands and assumes the risk that there is certain personal property located on the said real property which is not owned by GRANTOR. GRANTOR takes no responsibility for said personal property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 14 day of June, 2010.

GRANTOR:

Daniel K. Swanson, as Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Daniel K. Swanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Successor Trustee with regard to the above-referenced real property, the within named GRANTOR, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing his name, by himself as such Successor Trustee.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 14 day of June, 2010.

Notary Public

My Commission Expires: 11/7/2011.

NATALIE K. KEAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011