THIS INSTRUMENT PREPARED BY:
Tennessee Title Agency Co., Inc.
20 Music Circle East
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100042816 DEEDQC
Recvd: 07/13/10 09:43 2 pgs
Fees:12.00 Taxes:0.00
20100713-0054834

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
TENNESSEE LOAN COMPANY, INC. 20 Music Circle East NASHVILLE, TENNESSEE 37203	"SAME"	08209019000

STATE of TENNESSEE)
COUNTY of DAVIDSON)

The actual consideration for this transfer is $ - 0 -
(See Deed of Trust at Instru.# 20050624-0073101

SUBSCRIBED AND SWORN to before me
This 30th day of June, 2010.

Notary Public
My Commission Expires: 5/06/2014

FOR AND IN CONSIDERATION , the receipt of which is acknowledged, and other good and valuable considerations WE , J. N. PROPERTIES, LLC (a Tennessee Limited Liability Company) by these presents do hereby quitclaim and convey unto TENNESSEE LOAN COMPANY, INC. (a Tennessee Corporation), their heirs and assigns, all of our right, title and interest in certain real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Said property is conveyed ~~not~~ subject to such limitations, restrictions, liens and encumbrances as may affect the premises.

"IN LEIU OF FORECLOSURE".

WITNESS our hand this 30th day of JUNE, 2010.

J. N. PROPERTIES, LLC

By:
JOHN W. NELSON, III, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared John W. Nelson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a member of J. N. Properties, LLC, the within named bargainor, and that he as such member. Being authorized so to do, executed the foregoing instrument for the purposes therin contained, by signing the name of the Limited Liability Company by himself as Member of J. N. Properties, LLC, a Limited Liability Company, the within named bargainor.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 30th day of JUNE, 2010.

Notary Public
My Commission Expires: 5/06/2014

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, Being the southerly 50 feet of Lot No. 30, as shown on the map entitled D.T. McGavock's First Addition to Nashville, of record as Book 10, page 606, Register's Office for Davidson County , Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet, more or less, on the easterly side of 4th Avenue North and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to RICK M. FILER, UNMARRIED, by deed from JACK D. MILLER, UNMARRIED, of record as Instrument No. 20030916-0136142, dated September 15, 2003, said Register's Office. Being furthered conveyed to J.N. PROPERTIES, LLC , by quitclaim deed from RICK M. FILER, of record as Instrument No. 20050506-0051209, dated February 7, 2005, said Register's Office.

The Real Properly or its address is commonly known as: **1316 4th Avenue North**
Nashville, Tennessee

Map / Parcel No.: **08209019000**