LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2010.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIM'S PROPERTIES, TOO, G.P.	**WELLS FARGO HOME MORTGAGE**	**094-02-0-127.00**
(NAME) **5870 EAST ASHLAND DRIVE**	(NAME) **1 HOME CAMPUS**	**083-05-0-159.00**
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS) **DES MOINES, IA 50328**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES ROCHLITZ AND WIFE, JEAN ROCHLITZ, KURT ROCHLITZ AND WIFE, MARY LYNN ROCHLITZ AND TIMOTHY M. KENEFICK, BEING ALL THE MEMBERS OF THE ENTITY FORMERLY KNOWN AS TIM'S PROPERTIES TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY WHICH HAS BEEN DISSOLVED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **TIM'S PROPERTIES, TOO, G.P., A TENNESSEE GENERAL PARTNERSHIP,** ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTIES

BILL GARRETT, Davidson County
Trans:T20100076461 DEEDQC
Recvd: 12/03/10 13:58 4 pgs
Fees:22.00 Taxes:0.00
20101203-0096618

Unimproved ( )
This is improved(X) property known as **1802 EASTSIDE AVENUE & 1029 MANSFIELD STREET, NASHVILLE, TN 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 3rd day of December, 2010.

TIMOTHY M. KENEFICK

JAMES ROCHLITZ

JEAN ROCHLITZ

KURT ROCHLITZ

MARY LYNN ROCHLITZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Timothy M. Kenefick,** 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office, **this** 5th **day of** November, **2010.**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 8/23/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Rochlitz and Jean Rochlitz,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of December, **2010.**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 8/23/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kurt Rochlitz and Mary Lynn Rochlitz,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of November **2010.**

My Commission Expires: **August 23, 2011**.

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

TRACT 1: 1802 EASTSIDE AVENUE, NASHVILLE, TN 37206 (094-02-0-127.00)

Being the eastern half of Lot No. 135 on the United Electric Plan of Lots, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said eastern half of Lot No. 135 fronts 32.5 feet on the south side of Eastside Avenue, formerly Ashworth Avenue, and extends back southwardly between parallel lines, and with the west line of Lot No. 136, 150 feet to an alley.

Being the same property conveyed to Tim's Properties, Too, LLC, a Tennessee Limited Liability Company from James E. Rochlitz and wife, Jean Rochlitz by quitclaim deed dated February 18, 2010 of record as Instrument No. 20100218-0012556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

TRACT 2: 1029 MANSFIELD STREET, NASHVILLE, TN 37206 (083-05-0-159.00)

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 and the 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D.H. Bailey's property, as of record in Book 421, page 65 of the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue easterly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

Being the same property conveyed to Tim's Properties, Too, LLC, a Tennessee Limited Liability Company from James E. Rochlitz and wife, Jean Rochlitz by quitclaim deed dated February 18, 2010 of record as Instrument No. 20100218-0012553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a utility easement of record in Book 702, page 245, matters contained on the Plan of record in Book 421, page 54, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.