Box 10-B

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: AUGUST 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 PARTIES. 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.	**REGIONS MORTGAGE**	**082-08-0-402.00**
(NAME) **5870 EAST ASHLAND DRIVE**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	**082-08-0-403.00**
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS) **BIRMINGHAM, AL 35244**	**094-02-0-034.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 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 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 TO **TIM'S PROPERTIES, TOO, G.P., A TENNESSEE GENERAL PARTNERSHIP,** ALL OF OUR RIGHT, TITLE AND INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

BILL GARRETT, Davidson County
Trans:T20100076461 DEEDQC
Recvd: 12/03/10 14:00 4 pgs
Fees:22.00 Taxes:0.00
20101203-0096620

unimproved ( )
This is improved(X) property, known as 1004, 1006 MANSFIELD & 1613 ELECTRIC AVENUE, 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 on 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: 1004 MANSFIELD STREET, NASHVILLE, TN 37206 (082-08-0-402.00)

Land in Davidson County, Tennessee, beginning at a point in the south margin of Mansfield Avenue, 131 feet east of the easterly margin of Olwill Street; thence easterly with the southerly margin of Mansfield Avenue 50 feet to a point at the corner of the property conveyed to Cora M. Walter, et al, as of record in Book 654, page 374, Register's Office for said County, said property now (at that time) being owned by Beasley; thence with Beasley's west line southerly 170 feet to the north margin of an alley; thence with the margin of said alley westerly 50 feet to a point, thence northerly 170 feet to the point of beginning.

Being the same property conveyed to Tim's Properties, Too, LLC, a Tennessee Limited Liability Company by quitclaim deed from James Rochlitz and wife, Jean Rochlitz, Kurt Rochlitz and Timothy Kenefick, dated February 18, 2010 of record as Instrument No. 20100218-0012551, 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: 1006 MANSFIELD STREET, NASHVILLE, TN 37206 (082-08-0-403.00)

Beginning on the southerly margin of Mansfield Avenue, formerly called McFerrin Avenue, at a point 181 feet easterly from the easterly margin of Olwill Street, thence southerly parallel with said street, 170 feet to the northerly margin of a proposed 20 foot alley; thence with the northerly margin of said proposed alley, easterly 50 feet; thence northerly parallel with the first line 170 feet to the southerly margin of said Avenue, westerly 50 feet to the beginning.

Being the same property conveyed to Tim's Properties, Too, LLC, a Tennessee Limited Liability Company, by quitclaim deed dated February 18, 2010 from Kurt J. Rochlitz of record as Instrument No. 20100218-0012552, Register's Office for Davidson County, Tennessee.

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

TRACT 3: 1613 ELECTRIC AVENUE, NASHVILLE, TN 37206 (094-02-0-034.00)

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Shelby Village No. Three, as of record in Book 2083, page 6, Register's Office for said County.

Said Lot No. 71 fronts 52 feet on the north side of Electric Avenue and runs back parallel lines 150 feet to an alley.

Being the same property conveyed to Tim's Properties, Too, LLC, a Tennessee Limited Liability Company, by quitclaim deed from Kurt Rochlitz, dated February 18, 2010 of record as Instrument No. 20100218-0012554, Register's Office for Davidson County, Tennessee.

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