BILL GARRETT, Davidson County
Trans: T20100077577 DEEDQC
Recvd: 12/09/10 10:30 3 pgs
Fees: 17.00 Taxes: 0.00

20101209-0098053

PREPARED BY AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard M. Austell, Jr. 309 Seven Springs Way #405 Brentwood, TN 37027	New Owner

TAX MAP - PARCEL NUMBERS: 105.03-0-252.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **RMA PROPERTIES, LLC,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **RICHARD M. AUSTELL, JR., his** heirs and assigns, all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:
See Exhibit A:

This property commonly known as: **1211 2nd Ave South, Nashville, TN 37210**

WITNESS MY HAND on this the 3 day of December 2010.

Richard M. Austell, Jr. Manager

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Richard M. Austell, Jr., with whom I am personally acquainted (or proved identity with satisfactory evidence) and who upon oath, acknowledged that he is the Manager for RMA Properties, LLC, and as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by such person as Manager.

WITNESS MY HAND AND OFFICIAL SEAL, this the 3rd day of December, 2010.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF Williamson

SUZANNE T. EGGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 16, 2011

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 3rd day of December, 2010.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 3rd day of December, 2010.

My commission expires:

Notary Public

(Seal)

SUZANNE T. EGGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 16, 2011

Exhibit A

Land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot No. 22 on the plan of John Nelson's Addition, of record in Plan Book 2, page 182, Register's Office for Davidson County, Tennessee, (erroneously described as Chancery Court in previous conveyance), described as follows:

Beginning on the westerly margin of Second Avenue South, formerly Market Street as the southeast corner of the property conveyed to Bransford Realty Company by deed from Jerry P. Mahoney, of record in Book 1081, page 351, Register's Office for Davidson County, Tennessee; thence southerly 40 feet to the southeast corner of the property conveyed to Burk T. Moore by deed from G. W. Comer as of record in Book 1169, page 194, said Register's Office; thence with Moore's North line, Westerly 130 feet, more or less to the easterly margin of an alley; thence with said alley, northerly 40 feet to the southwest corner of the Bransford Realty Company Property; thence along the southerly line, Easterly 130 feet, more or less, to the beginning.

Being the same property conveyed to RMA Properties, LLC by Quitclaim Deed from Richard M. Austell, Jr., unmarried, dated September 7, 2007, recorded September 13, 2007, of record in Instrument 200709130109766, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Richard M. Austell, Jr., unmarried by Warranty Deed from Bethany Rose Haynie, unmarried, dated August 3, 2007, recorded August 15, 2007, of record in Instrument 200708150097465, Register's Office for Davidson County, Tennessee.