Box 10-B	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 28TH DAY OF DECEMBER, 2010. Notary Public MY COMMISSION EXPIRES: 8-25-13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110002423 DEEDQC
Recvd: 01/12/11 14:17 2 pgs
Fees: 12.00 Taxes: 0.00
20110112-0003440

PATRICIA A. FULLER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRANADA GP	**SAME**	**083-01-0-200.00**
(NAME) **5543 EDMONDSON PIKE, #140**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CML PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND WILLIAM SIMPSON AND WIFE, PATRICIA SIMPSON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY UNTO **GRANADA GP, A TENNESSEE GENERAL PARTNERSHIP,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of J.G. Grissom's Grand Avenue Addition of record in Book 974, page 35, Register's Office for said County, and designated as "Hackette" property on the Map of Granada Place of record in Plat Book 3106, page 34, said Register's Office, and described as follows:

Beginning at a concrete monument at the intersection of the southerly margin of Granada Avenue and the easterly margin of Granada Court, said monument also being the northwesterly corner of the Hackette property as shown on the plan of Granada Place, of record in Book 3106, page 34, said Register's Office; thence with the easterly margin of said court, South 2 deg. 55 minutes West 100.0 feet to a concrete monument; thence, continuing with said margin a 124.5 foot radius curve to the right, southwardly 15.0 feet to a concrete monument at the northwesterly corner of Lot No. 4, Granada Place; thence, with the northerly line of said lot South 87 deg. 05 minutes East 61.0 feet to a concrete monument in the westerly line of the Oakmont Development Company Property; thence, with Oakmont's westerly property line, North 2 deg. 55 minutes East 115.0 feet to a point on the southerly margin of Granada Avenue; thence, with said margin, westwardly 60.0 feet to the point of beginning.

Being the same property conveyed to CML Properties, LLC from Fannie Mae a/k/a Federal National Mortgage Association, by deed of record as Instrument No. 20100630-0051296, Register's Office for Davidson County, Tennessee. Further, being the same property conveying a 50% undivided interest unto William Simpson and wife, Patricia Simpson, by quitclaim deed dated June 28, 2010 and recorded June 30, 2010 as Instrument No. 20100630-0051298, said Register's Office.

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.

Unimproved ( )
This is improved(X) property known as **1012 GRANADA 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 this 29th day of December, 2010.

CML PROPERTIES LLC

By: Holly Neumaier, Admin. Member

WILLIAM SIMPSON

PATRICIA SIMPSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Holly Neumaier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Admin. Member of CML Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of CML Properties, LLC, by herself as such Admin. Member.

WITNESS my hand and seal at office, this 29th day of December, 2010.

Notary Public

My Commission Expires: 8-25-13

PATRICIA A. FULLER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William Simpson and Patricia Simpson**, 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 29th day of December, 2010.

Notary Public

My Commission Expires: 8-25-13

PATRICIA A. FULLER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TN