THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 18 day of February, 2011. Notary Public My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

QUITCLAIM DEED

No title search was preformed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner: LWB, LLC c/o James Albert Murphy, Jr. 1020 Maynor Street Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 83-13-0-212

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James Albert Murphy, Jr.** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **LWB, LLC**, a Tennessee limited liability company, its heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of East Edgefield Addition, of record in Book 21, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Albert Murphy, Jr. by deed from Deborah Mann, married, of record in Instrument No. 20060908-0111406

This is improved property known as 1201 Shelby Avenue, Nashville, TN 37206

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.

BILL GARRETT, Davidson County
Trans:T20110011148 DEEDQC
Recvd: 02/23/11 14:05 2 pgs
Fees:12.00 Taxes:0.00
20110223-0014931

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of February, 2011.

James Albert Murphy, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Albert Murphy, Jr., 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 official seal at office, this 18 day of February, 2011.

Notary Public

My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014