This Instrument Was Prepared By:

Charles J. Friddell, Attorney
4535 Harding Pike, Suite 208A
Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20110013776 DEEDQC
Recvd: 03/08/11 08:05 3 pgs
Fees:17.00 Taxes:0.00
20110308-0018199

QUITCLAIM DEED

Address of New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
James H. Leuty, Jr.		Maps/Parcels: 149 15 0A 242.00
3333 Aspen Grove Drive, #140	SAME	149 15 0A 244.00
Franklin, Tennessee 37067		149 15 0A 264.00
		149 15 0A 268.00
		149 15 0A 269.00

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar cash in hand paid by the hereinafter named Grantee, and in distribution in liquidation of the limited liability company, the receipt of which is hereby acknowledged, **EQUITY BUILDERS GROUP, LLC**, a Tennessee Limited Liability Company, hereinafter called Grantor, has this day bargained and sold, and by these presents does hereby transfer, convey and quitclaim unto **JAMES H. LEUTY, JR.** and wife, **CAROLYN S. LEUTY**, hereinafter called Grantees, their successors and assigns, all of the Grantor's interest in five parcels of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, described in Exhibit A attached hereto.

This property is subject to the following liens and encumbrances:

1. A Deed of Trust from Equity Builders Group, LLC to Bill Titus, Trustee, to secure debt to Avenue Bank, of record in Instrument No. 20080527-0053521 Register of Deeds of Davidson County, Tennessee.
2. The Davidson County Real Property Taxes for the year 2009, plus interest and penalty as accrued thereon.
3. The Davidson County 2010 Real Property Taxes, which are due and payable on or before February 28, 2011.
4. The 2011 Property Taxes, which have not been accrued, but are a lien as of January 1, 2011, and are payable on or before February 28, 2012.

The five (5) parcels of land are unimproved.

WITNESS my hand this 3rd day of March, 2011.

EQUITY BUILDERS GROUP, LLC

By: _____
JAMES H. LEUTY, JR.
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JAMES H. LEUTY, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he is a Chief Manager of **EQUITY BUILDERS GROUP, LLC**, or a constituent of the maker and is authorized by the maker to execute this instrument on behalf of the limited liability company.

WITNESS my hand and official this 3nd day of March, 2011.

_____
NOTARY PUBLIC

My Commission Expires:
11-21-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$1.00

_____
Affiant

Subscribed and sworn to before me, this
3rd day of March, 2011.

_____
Notary Public

My Commission Expires:
11-22-2012

EXHIBIT A

Tract 1

Lots 167, 168 & 327 of the Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-006483 as amended in Instrument No. 20020503-0054630 in the Davidson County, Tennessee Register of Deeds office.

Being part of the same property conveyed to Equity Builders Group, LLC by General Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20040714-0083726, Register's Office for Davidson County, Tennessee.

Tract 2

Lot 329 of the Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-0068483 in Davidson County, Tennessee Register of Deeds office.

Being part of the same property conveyed to Equity Builders Group, LLC by General Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20040714-0083726, Register's Office for Davidson County, Tennessee.

Tract 3

Lot 307 of the Cambridge Forest Planned Unit Development, Phase 3, as shown by a map of record in Instrument No. 20010628-006843 in the Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to Equity Builders Group, LLC by Warranty Deed of record in Instrument No. 20050622-0071394 and corrected in Instrument No. 20050622-0086743, Register's Office for Davidson County, Tennessee.