BILL GARRETT, Davidson County
Trans:T20110020861 DEEDQC
Recvd: 04/08/11 14:01 2 pgs
Fees:12.00 Taxes:0.00
20110408-0027422

THIS INSTRUMENT PREPARED BY:

M2L Law Group
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
FMBC Investments, LLC 3716 West End Ave. Nashville, TN 37205	New Owner(s)	Map: 105-3 Parcel: 106

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles B. Hemmer and wife, M. Jean Hemmer**, by these presents does hereby quitclaim and convey unto **FMBC Investments, LLC, a Tennessee Limited Liability Company**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

Beginning at the northeast intersection of Mallory Street and Second Avenue South; thence with the north margin of Mallory Street easterly 115 feet to the southwest corner of the property conveyed to Mattie Buchanan by deed of record in Book 1302, Page 228, Register's Office for said County; thence along Buchanan's westerly line northerly 40 feet to a point; thence westerly 115 feet to the easterly margin of Second Avenue South; thence with the margin of the same southerly 40 feet to the point of beginning.

Being the same property conveyed to Charles B. Hemmer and wife, M. Jean Hemmer by Warranty Deed from George D. Mitchell and wife, Billie C. Mitchell of record in Book 6051, Page 346, Register's Office for Davidson County, Tennessee, dated May 3, 1983.

This is improved property known as 1078 Second Ave. S., Nashville, TN 37210.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8th day of April, 2011.

J. Brandon Miller
Affiant

Notary Public

My commission expires:
(Affix Seal)

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of April, 2011.

Charles B. Hemmer

Charles B. Hemmer

M. Jean Hemmer

M. Jean Hemmer

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles B. Hemmer and wife, M. Jean Hemmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2011.

Notary Public

My Commission Expires: 03-15-2014

JEFF A. STITTSWORTH
Notary Public—Arizona
Maricopa County
Expires 03/15/2014