THIS INSTRUMENT PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 12th day of April, 2011.

Notary Public
My Commission Expires: August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110021805 DEEDQC
Recvd: 04/13/11 12:03 2 pgs
Fees:12.00 Taxes:0.00
20110413-0028530

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
KING PROPERTIES AND INVESTMENTS, LLC 1585 Mallory Lane, Ste. 205 Brentwood, TN 37027	NEW OWNER	059-16-0-064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WINDWARD PROPERTIES, INC., also known as WINWARD PROPERTIES INC.("Grantor"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto KING PROPERTIES AND INVESTMENTS, LLC ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, TN, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 76 and 77 on the Plan of Haynies Cleveland Heights Plan, of record in Plat Book 161, page 35, Register's Office for Davidson County, Tennessee, described as follows: Said Lots Nos. 76 and 77 front together 80 feet on the easterly side of Grover Street and run back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Windward Properties, Inc. by Quitclaim deed from King Properties and Investments, LLC of record in Instrument No. 20100729-0059593, Register's Office for Davidson County, Tennessee, dated July 23, 2010.Being the same property conveyed to King Properties and Investments, LLC by deed from Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC1 Asset-Backed Pass-Through Certificates, of record in Instrument No. 20100729-0059592, Register's Office for Davidson County, Tennessee.

Windward Properties, Inc. is listed with the Secretary of State in the State of Tennessee as Winward Properties Inc. They are one and the same entity.

This is improved property, known as 2421 Grover Street, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 12th day of April, 2011.

GRANTOR:
Windward Properties, Inc., also known as Winward Properties Inc.

BY: Tim King
Tim King, President (name, title)

State of TN
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the President of **Windward Properties, Inc.**, also known as Winward Properties Inc., the within named bargainor(s), and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 12th day of April, 2011.

Notary Public

My Commission Expires: August 23, 2011

(SEAL)



My Commission Expires AUG. 23, 2011