FILE NUMBER
311261(1)

This Instrument Prepared By:	Send Tax Bills To:	Owner:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, Tennessee 38402-1967	SAME AS OWNER	Heritage Bank + Trust 217 South Jamaco Campbell Blvd. Columbia, TN 38401

QUITCLAIM DEED

This indenture is made and entered into this 7th day of September, 2011 between EC PARTNERS, LLC., a Tennessee limited liability company (hereinafter referred to as "GRANTOR") and HERITAGE BANK & TRUST, a Tennessee banking corporation (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, GRANTEE is the owner and holder of a certain promissory note executed by GRANTOR and dated April 4, 2008 in the original principal amount of SIX HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($620,000.00) which is secured by a deed of trust of record in Instrument No. 20080407-0035136 as modified in Instrument No. 20090414-0033495 and Instrument No. 20091117-0105837 and Instrument No. 20100331-0023789 in the Davidson County, Tennessee Register of Deeds Office, and is also secured by an Assignment of Rents & Leases of record in Instrument No. 20100331-0023790 in the Davidson County, Tennessee Register of Deeds office;

WHEREAS, GRANTOR has agreed to make, and GRANTEE has agreed to accept, this conveyance in return for full and complete satisfaction of the aforesaid promissory note and as a release of the aforesaid Deed of Trust;

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, GRANTOR does by these presents, sell, release, remise and quitclaim unto GRANTEE, the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Unit B on the Plan of Yellow House Town Homes as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20100318-0020590, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to EC Partners, LLC by instrument of record in Instrument No. 20080407-0035135 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 083.09-0-106.00 P/O

PROPERTY ADDRESS: 104 North 14th Street, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20110062360 DEEDQC
Recvd: 10/06/11 11:49 3 pgs
Fees:18.00 Taxes:939.06
20111006-0077738

Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and that merger of title shall occur by virtue of this instrument.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GRANTOR:

EC PARTNERS, LLC

BY: _____

TITLE: Manager

GRANTEE:

HERITAGE BANK & TRUST

BY: _____

TITLE: President

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared NATHAN EVANS to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the SOLE AND MANAGING MEMBER of EC PARTNERS, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 7th day of September, 2011

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 12-23-2014

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Paul S. Watson, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the President of HERITAGE BANK & TRUST, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the bank by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 7th day of September, 2011.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 12-23-2014

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $ 253,800.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 7th DAY OF September, 2011.

SEAL

RHONDA HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-20-2013

NOTARY PUBLIC
COMMISSION EXPIRES: _____