THIS INSTRUMENT PREPARED BY:
Karen P. Stevenson, Esq.
Rudy, Wood, Winstead & Williams, PLLC
1812 Broadway
Nashville, TN 37214
615-515-3530

BILL GARRETT, Davidson County
Trans:T20120037103 DEEDQC
Recvd: 05/21/12 11:19 2 pgs
Fees:12.00 Taxes:0.00
20120521-0043739

State of TENNESSEE
County of DAVIDSON

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

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN to before me this the 7th day of May, 2012.

Karen P. Stevenson
Notary Public
My Commission Expires: 5/8/12

KAREN P. STEVENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2012

Address New Owner:	Send Tax Bills To:	Parcel ID:
HMT Holdings, Inc. and Alan Oakley 6615 Robertson Avenue Nashville TN 37209	Same Address as New Owners	159-05 045

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **S&J Investments of Franklin, LLC, a Tennessee limited liability company** (the "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **HMT Holdings, Inc., a Tennessee corporation, and Alan Oakley**, their heirs and assigns (collectively the "**Grantee**"), all of the Grantor's right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of High Ridge Subdivision, Phase Two, of record as Instrument No. 20010129-0008513 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to S&J Investments of Franklin, LLC, a Tennessee limited liability company, by Quitclaim Deed from Capeland Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20051020-0126880 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantor and Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is improved property commonly known as 5453 Camelot Road, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 7th day of May, 2012.

GRANTOR:

S&J INVESTMENTS OF FRANKLIN, LLC,
a Tennessee limited liability company

By:_____
Richard W. Sebastian, Chief Manager

State of Tennessee)
County of Davidson)

Before me personally appeared, **Richard W. Sebastian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the **Chief Manager of S&J Investments of Franklin, LLC**, the within names bargainor, and acknowledged that he as such Chief Manager executed the foregoing instrument as a free act and for the purposes described herein, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal, at the office, this 7th day of May, 2012.

_____
Notary Public

My commission expires:_____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE