Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mary Matthews, hereinafter called the Grantor, does hereby quitclaim, transfer and convey unto K M M S, a Tennessee General Partnership, hereinafter called the Grantee, Grantee's heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, being of Lots Nos. 519, 521, and 523 of Block No. 67, on the Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 519 and 521 front 25 feet each on the northerly side of Charlotte Avenue, and run back between parallel lines 150 feet to an alley.

Said Lot No. 523 fronts 35 feet on the northerly side of Charlotte Avenue and runs back between parallel lines with the easterly margin of 47th Avenue North, formerly 6th Street, 150 feet to an alley.

Being the same property conveyed to K M M S, a Tennessee General Partnership, composed of Peter Kurland, Mary Matthews, James B. May and Coke Sams by Warranty Deed from Robert B. Gessler and Lewis M. Steele, Trustees, dated April 10, 1990, and of record in Book 8086, page 356, Register's Office for Davidson County, Tennessee.

The subject property is commercial property.

It is the express intent of the Grantor herein to quitclaim and convey any and all interest that she may have retained individually as a former general partner of the Grantee of the above referenced deed of record in Book 8086, page 356, RODC. Said Mary Matthews conveyed her interest as general partner, and interests in any real and personal property of the partnership, to the other remaining general partners of the Grantee as evidenced by that Memorandum of Agreement dated September 8, 1992. The execution and recording of this instrument serves to document the conveyance of any and all interests she may have had in the real estate described herein.

The property conveyed herein is subject to matters shown on the referenced recorded plan, applicable easements, and Property Taxes for the current year.

This is improved commercial property, known as: 4610 Charlotte Avenue, Nashville, TN

WITNESS THE EXECUTION HEREOF this 3RD day of Sept, 2012

Mary Matthews

BILL GARRETT, Davidson County
Trans:T20120066968 DEEDQC
Recvd: 09/06/12 14:10 2 pgs
Fees:12.00 Taxes:0.00

20120906-0080855

State of Tennessee)
County of Davidson)

On this the 3rd day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Matthews, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Margaret A. Donovan

My Commission Expires: July 7 2014

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00

Affiant

Sworn and subscribed before me on this the 1st day of August, 2012.

KIM M. BALLEW
NOTARY PUBLIC
AT LARGE
DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
K M M S, a Tennessee General Partnership 4610 Charlotte Avenue Nashville, TN 37209	SAME [redacted]	09116000100