ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Tract I
Upside, LLC	New Owner	Map 93-01
P.O. Box 160730		Parcel 29.00
Nashville, TN 37216		Tract II
		Map 83-03
		Parcel 33.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Eckhardt Exchange Corporation as Qualified Intermediary for March Egerton, by these presents do hereby quitclaim and convey to Upside LLC, a Tennessee Limited Liability Company, its successors and assigns, all of their interest in the tracts of land in Davidson County, Tennessee, as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Young Wilhoite's Subdivision of part of the Douglas Property as of record in book 332, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II

Land in Davidson County, Tennessee, being part of the westerly part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, described as follows:

Beginning at the intersection of the centerline of Rosebank Avenue, formerly Division Street and Johnson Street; thence with the center of said Rosebank Avenue, eastwardly 95 feet; thence northwardly 345 feet; thence westwardly 95 feet to the center of Johnson Street; thence with the center of said Johnson Street, southwardly 345 feet to the beginning.

Being the same properties conveyed to Eckhardt Exchange Corporation as Qualified Intermediary for March Egerton by Warranty Deed from R. D. Stein of record in Instrument 20120918-0084883, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120075936 DEEDQC
Recvd: 10/05/12 15:22 3 pgs
Fees:17.00 Taxes:0.00
20121005-0091620

This is improved real property commonly known as 1113 Greenwood Avenue, Nashville, Tennessee 37206 and 1109 Roberta Street, Nashville, Tennessee 37206.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $0.00.)
( )
( )
( )
(Subscribed and sworn to before me)
(this 4th day of October, 2012.)
( )
( )
( )
(My Commission Expires: 1-24-15)
(_____)

Affiant

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 4th day of October, 2012.

ECKHARDT EXCHANGE CORPORATION
AS QUALIFIED INTERMEDIARY FOR
MARCH EGERTON

By: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Robert J. Notestine with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Qualified Intermediary of the Eckhardt Exchange Corporation and as such Qualified Intermediary for March Egerton acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Eckhardt Exchange Corporation the within named bargainor, a corporation, and that he/she as such Qualified Intermediary for March Egerton, executed the

foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as Qualified Intermediary for March Egerton.

Witness my hand and seal, at office in Nashville TN this 4th day of October 2012.

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY