WHEN RECORDED RETURN TO:

Belle Meade Title and Escrow
109 Kenner Avenue, Ste 201
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20120098868 DEEDQC
Recvd: 12/27/12 10:41 6 pgs
Fees:32.00 Taxes:0.00
20121227-0119252

QUITCLAIM DEED

FROM: LPP MORTGAGE LTD.,
a Texas limited partnership
Grantor

TO: REGENT LAND, LLC,
a Tennessee limited liability company
Grantee

This instrument was prepared by:
Romit S. Cheema, Esq.
Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

Address New Owner (s)

Regent Land, LLC
P.O. Box 271
Antioch, TN 37011

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

Regent Land, LLC
P.O. Box 271
Antioch, TN 37011

Map and Parcel Numbers:

135-10D-2.00CO,
135-10D-3.00CO,
135-10D-4.00CO,
135-10D-5.00CO,
135-10D-6.00CO,
135-10D-7.00CO,
135-10D-8.00CO,
135-10D-9.00CO,
135-10D-10.00CO,
135-10D-11.00CO,
135-10D-12.00CO,
135-10D-13.00CO,
135-10D-14.00CO,
135-10D-15.00CO,
135-10D-16.00CO,
135-10D-17.00CO,
135-10D-18.00CO,
135-10D-19.00CO,
135-10D-20.00CO,
135-10D-21.00CO,
135-10D-22.00CO,
135-10D-23.00CO,
135-10D-24.00CO,
135-10D-25.00CO,
135-10D-26.00CO,
135-10D-27.00CO,
135-10D-28.00CO,
135-10D-29.00CO,
135-10D-30.00CO,
135-10D-31.00CO,
135-10D-32.00CO,
135-10D-33.00CO,
135-10D-34.00CO,
135-10D-35.00CO,
135-10D-36.00CO,
135-10D-37.00CO,
135-10D-38.00CO,
135-10D-39.00CO,
135-10D-40.00CO,
135-10D-41.00CO,
135-10D-42.00CO,
135-10D-43.00CO,
135-10D-44.00CO,
135-10D-45.00CO,
135-10D-46.00CO,
135-10D-47.00CO,
135-10D-48.00CO,
135-10D-49.00CO,
135-10D-50.00CO,
135-10D-51.00CO,
135-10D-52.00CO,
135-10D-53.00CO,
135-10D-54.00CO,
135-10D-55.00CO,
135-10D-56.00CO,
135-10D-57.00CO,
135-10D-58.00CO,
135-10D-59.00CO,
135-10D-60.00CO,
135-10D-61.00CO,
135-10D-62.00CO,
135-10D-63.00CO,
135-10D-64.00CO,
135-10D-65.00CO.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ZERO and No/100 Dollars ($0.00).

Grantee or Grantee's Agent

SUBSCRIBED AND SWORN TO before me, this the 20th day of December, 2012.

Notary Public

VICKY H. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires:

1-24-15

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, LPP MORTGAGE LTD. ("Grantor"), has QUITCLAIMED unto REGENT LAND, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property.

This conveyance is expressly made subject to any and all matters of record, including, without limitation, any and all taxes, assessments, reservations in patents, the rights of tenants under all leases relating to the Property, all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record, all matters that an accurate survey or a physical inspection of the Property would reveal (collectively, the "Permitted Exceptions").

[Signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of this 17 day of December, 2012.

GRANTOR:

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: _____
Name: Michael D. Wyant
Its: its Authorized Signatory

STATE OF TEXAS §
§
COUNTY OF COLLIN §

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyant, the authorized signatory of Property Acceptance Corp., a Texas corporation, the general partner of LPP MORTGAGE LTD., a Texas limited partnership, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such authorized signatory and with full authority, executed the same voluntarily for and as the act of said corporation and said limited partnership.

Given under my hand and seal of office this 17 day of December, A.D., 2012.

_____, Notary Public
(signature of Notary Public)

My Commission Expires: Nov 8, 2014

ELIZABETH B. FRANCIS
Notary Public, State of Texas
My Commission Expires
November 08, 2014

EXHIBIT "A"

PROPERTY DESCRIPTION

[ATTACHED]

PROPERTY DESCRIPTION

A tract of land located in Nashville, Davidson County, Tennessee being more particularly described as follows:

Beginning at an iron rod situated in the northerly margin of Ransom Place, said point also being the southeasterly corner of Ransom Park, Section One of record in Instrument No. 20011023-0115381, in the Register's Office for Davidson County, Tennessee;

Thence, leaving said road, N 26°53'24" W, a distance of 660.74 feet to an iron rod;

Thence, S 81°14'05" E, a distance of 486.00 feet to an iron rod;

Thence, N 62°09'15" E, a distance of 123.17 feet to an iron rod;

Thence, S 23°22'39" E, a distance of 205.78 feet to an iron rod situated in the northerly margin of Capital Funds Court;

Thence, S 01°42'01" W, a distance of 60.00 feet to an iron rod situated in the southerly margin of Capital Funds Court;

Thence, along said road, along a curve to the right, having a central angle of 60°21'16", a radius of 80.00 feet, a tangent of 46.52 feet, a length of 84.27 feet, and having a chord which bears S 58°07'19" E, a distance of 80.43 feet to an iron rod;

Thence, along said road, S 27°56'35" E, a distance of 91.45 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 95°00'37", a radius of 30.00 feet, a tangent of 32.75 feet, a length of 49.75 feet, and having a chord which bears S 19°33'25" W, a distance of 44.24 feet to an iron rod situated in the northerly margin of Ransom Place;

Thence, along said road, along a curve to the left, having a central angle of 02°03'35", a radius of 5114.33 feet, a tangent of 91.93 feet, a length of 183.85 feet, and having a chord which bears S 66°01'38" W, a distance of 183.84 feet to an iron rod;

Thence, along said road, S 65°23'22" W, a distance of 89.97 feet to an iron rod;

Thence, leaving said road, N 24°43'02" W, a distance of 10.17 feet to an iron rod;

Thence, S 75°14'00" W, a distance of 219.84 feet to the point of beginning. Being Units 2 thru 36, Units 49 thru 65 together with the appurtenant interest in the common elements of Villas At Ransom Park, a horizontal property regime established by Master Deed of record in Instrument No. 20051025-0128829. as amended in Instrument No. 20061002-0121910, in the Register's Office for Davidson County, Tennessee;

LESS AND EXCEPT the following:

Unit 1, and Units 37 thru 48 of Villas At Ransom Park, a horizontal property regime established by Master Deed of record in Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910, in the Register's Office for Davidson County, Tennessee;

Said property containing 262,545.101 square feet, 6.027 acres of land.

Being the same property conveyed to LPP Mortgage LTD of record in Instrument No. 20101229-0103156 and 20101229-0103159 and conveyed to O.I.C. Villas At Ransom Park of record in Instrument No. 20051025-0128829, in the Register's Office for Davidson County, Tennessee;
This survey was preformed by Dale and Associates on December 11, 2012 by under the supervision of Steven C. Matthews a Register Land Surveyor in the state of Tennessee license number 2352.