STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2003.

Notary Public

My Commission Expires: 9-30-2006

This Instrument Prepared By:
Hollins & Associates, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 06/13/03 16:19 4pgs
Fees:22.00 Taxes:0.00

20030613-0082084

QUITCLAIM DEED

ADDRESS NEW OWNER:
753 Tulip Grove Road, Unit #1201
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
SAME

Map/Parcel no: 075-12-0-C-057.00 C0

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, Larry K. Overstreet, an unmarried man, ("GRANTOR"), does hereby quitclaim and convey unto Larry K. Overstreet, an unmarried man and Keith A. Overstreet, a married man, as joint tenants with the right of survivorship, (hereinafter, the "GRANTEES"), all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is (X)improved property known as 753 Tulip Grove Road, Unit #1201, Hermitage, Tennessee 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation: _____

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 9th day of June, 2003.

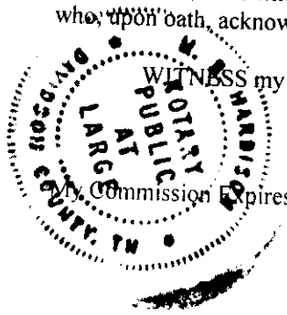
GRANTOR:

Larry K. Overstreet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Larry K. Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of June, 2003.



Notary Public

My Commission Expires: 9.30.2006

EXHIBIT A
Real Property Description

Being Unit Lot Number 1201, on the Brookside Park Townhomes, Phase Two, a Horizontal Property Regime with Private Elements, of record in Instrument #200010100200359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry K. Overstreet, a single man by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by Merger, to Fox Ridge Homes, Inc. filed for record in Instrument #200103280029652, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2002 and subsequent years: A lien not yet due or payable.
2. Subject to all matters of record in Instrument # 200001070002402, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of Record in Book 11653, Page 251, and in Instrument #200007180070532 and Instrument # 200102120013362, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 11653, Page 273, Register's Office for Davidson County, Tennessee.
5. Homeowners Association Charter of Record in Book 11653, Page 248, Register's Office for Davidson County, Tennessee.
6. Plan of record in Instrument #20001010-0100359, Register's Office for Davidson County, Tennessee.
7. Charter of Brookside Park Townhouse Corporation filed in Book 11653, Page 248, Register's Office for Davidson County, Tennessee.