This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Alva B. Powell
7801 Sausalito Avenue
West Hills, CA 91304

Mortgagee:
PHH Mortgage Services
3000 Leadenhall Road
Mount Laurel, NJ 08054

Davidson County DEEDQC
Recvd: 11/14/03 14:53 3pgs
Fees:17.00 Taxes:0.00
20031114-0166865

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 182, Group 6A
PARCEL 86.00 CO

QUITCLAIM DEED

We, Alva Powell **hereby Quitclaim all our interest to** Alva B. Powell and Jeanine M. Powell, trustees of the Powell Family Trust recorded July 24, 2002 **, their heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, described as follows, to wit:**

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved property known as 7173 Legacy Drive, Antioch, TN 37013

And now we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all our interest unto the said Alva B. Powell and Jeanine M. Powell, trustee of the Powell Family Trust recorded July 24, 2002 **their heirs and assigns, forever; and we,** Alva Powell **covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

Witness our hands this the 25 **day of** MARCH **,** 2003.

Alva Powell

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alva Powell the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at West Hills, California this the 25th day of March, 2003.

D. L. Robillard.
NOTARY PUBLIC

My Commission Expires:

D. L. ROBILLARD
Commission # 1246997
Notary Public - California
Los Angeles County
My Comm. Expires Jan 9, 2004

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Alva Powell
AFFIANT

Subscribed and sworn to before me this 25th day of March, 2003.

D. L. Robillard.

My Commission Expires: _____

D. L. ROBILLARD
Commission # 1246997
Notary Public - California
Los Angeles County
My Comm. Expires Jan 9, 2004

EXHIBIT "A"

BEING Lot 86, Section One, Old Hickory Hills, of record in Instr: #20011023-0115382, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instr: #20020116-0006750, and Charter of record in Instr: #20020123-0009417, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Greenvale Construction, LLC by deed from Old Hickory Hills, LLC of record in Instr: #20020222-0022897, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to general notes on plat of record in Instr: #20011023-0115382, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility easement, drainage easement, and minimum building setback lines, of record in Instr: #20011023-0115382, said Register's Office.

This conveyance is subject to the resubdivision of common areas in Instr: #20020213-0018960, said Register's Office.

This conveyance is subject to Storm Water Detention Agreement of record in Instr: #20010306-0021333, said Register's Office.

This conveyance is subject to Easement to United Telephone Company, of record in Instr: #20020123-0009339, said Register's Office.

This conveyance is subject to Easement for Sanitary Sewers and/or Storm Drainage, of record in Instr: #20001030-0107214, said Register's Office.

This conveyance is subject to ingress/egress easement for cemetery.