THIS INSTRUMENT PREPARED BY:

Steven D. Lipsey, Esquire
Stone & Hinds, P.C.
507 Gay Street, Suite 700
Knoxville, Tennessee 37902
(865)546-6321

Davidson County DEEDQC
Recvd: 07/19/04 15:45 3pgs
Fees:17.00 Taxes:0.00
20040719-0086051

INSTRUMENT NO.: _____

RESPONSIBLE TAXPAYER: (New Owner)

~~Robert T. Hamilton~~ Branch Banking + Trust
~~3101 Wildwood Drive~~ 301 College Street
~~Nashville, Tennessee 37217~~ Greenville, SC 29601

Map 136-13 Parcel 104
CLT 01220

QUITCLAIM DEED

The preparer of this Deed makes no representation as to the status of the title or condition of the property described herein. This Deed has been prepared solely from the information furnished to the preparer who makes no representation other than that it has been accurately transcribed from the information provided. The description herein is the same as the previous Deed of record, no survey having been made at the time of this conveyance.

THIS INDENTURE is made this the 11th day of December, 2003, by and between James Michael Maitland and BBQ Development, Inc. (herein collectively "First Party") and Branch Banking + Trust (herein "Second Party").

WITNESSETH:

That the said First Party for and in consideration of the sum of One Dollar ($1.00) in hand paid by the Second Party, and other good and valuable consideration, the full receipt and sufficiency of which is hereby acknowledged, has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release, and QUITCLAIM unto the Second Party, but pursuant to the terms of a Deed of Trust dated on or about February 14, 1989, and registered in the Register's Office for Davidson County, Tennessee, Book Number 7775, page 383 and further subject to an Order of the Bankruptcy Court, a copy of which is attached as Exhibit

"A", the following described premises, to wit:

Being Lot No. 13 on the Plan of Edge-O-Lake, Section 20-A, of record in Plat Book 5200 at page 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Michael Maitland by Trustee's Deed from Allen J. Ware, Jr., Substitute Trustee, of record in Instrument Number 20030805-0110817 in the Registers Office for Davidson County, Tennessee, and the same property conveyed to BBQ Development, Inc., by Quitclaim Deed from James Michael Maitland of record in Instrument Number 20030805-0110818 in the Registers Office for Davidson County, Tennessee.

and all the estate, right, title, and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims, including homestead and dower.

Whenever in this instrument a pronoun is used it shall be construed to represent either the singular or plural, as the case may demand.

THE FIRST PARTY INTENDING TO BE LEGALLY BOUND has executed this Quitclaim Deed on the day and year first above written.

James Michael Maitland

~~Michael James~~ Maitland
James Michael

BBQ Development, Inc.

By: Marty Maitland

Marty Maitland, President

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, **James Michael Maitland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that they executed the foregoing instrument for the purposes therein contained, by signing

WITNESS my hand and official seal at office, in Nashville, Davidson County, Tennessee, this the 1

2003.

Notary Public

My Commission Expires MAY 28, 2006

My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss
COUNTY OF DAVIDSON)

Before me, personally appeared **Marty Maitland**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President of BBQ Development, Inc.**, the within named bargainor, a corporation, and that he as such

authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the

himself as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee this 11th day of December, 200

My Commission Expires MAY 28, 2006

Notary Public

My Commission Expires: _____

AFFIDAVIT

The undersigned, hereby swears or affirms that the actual consideration for this transfer is $1.00.

Sworn to and subscribed before me
this _____ day of December, 2003.

Hillary T. Charles
Notary Public

My Commission Expires: 10-31-2012