Davidson County DEEDQC
Recvd: 01/03/05 11:15 2 pgs
Fees:12.00 Taxes:0.00
20050103-0000373

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2040140

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Integrity Home Builders, LLC.** do hereby bargain, sell, release, remise, quitclaim and convey unto **M. Andrew Valentine and wife, Nancy Valentine** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in the Second Councilmans District of Metropolitan Nashville and Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 8 as shown on the Subdivision of the Andrew J. Summit Farm, not of record, and being more particularly described as follows:

Beginning at an iron rod (new) on the southerly right-of-way line of Moorman's Arm Road, a 50-foot right-of-way at the northeasterly property corner of Lot No. 9 as shown on the aforementioned plan of Andrew J. Summit Farm, said iron rod also being the northeasterly property corner of a tract of land conveyed to Integrity Homes as of record in Instrument No. 200201280011439, Register's Office for Davidson County, Tennessee; thence,

1) with the southerly right-of-way line of Moormans Arm Road, North 70 degrees 24 minutes 59 seconds east, 100.00 feet to an iron rod (new) at the northwesterly property corner of Lot No. 7 said Andrew J. Summit Farm; said iron rod also being the northwesterly property corner of a tract of land conveyed to Millicent Yeargin as of record in Deed Book 11561, page 161, Register's Office for Davidson County, Tennessee; thence,

2) Leaving the southerly right-of-way line of Moormans Arm Road and with the common line between Lots 7 and 8, Andrew J. Summit Farm South 18 degrees 42 minutes 30 seconds East, 199.22 feet to an iron rod (new) in the northerly property line of Reba Balfanz as of record in Deed Book 4534, page 160, Register's Office for Davidson County, Tennessee; thence,

3) With the northerly property line of said Reba Balfanz, in part, South 70 degrees 24 minutes 59 seconds West, 97.22 feet to a steel post (old) in the easterly property line of a tract of land conveyed to Deborah F. Brandon as of record in Deed Book 11710, page 428, Register's Office for Davidson County, Tennessee; thence,

4) With the easterly property line of said Deborah F. Brandon, North 24 degrees 56 minutes 05 seconds west, 25.67 feet to a wooden fence post at the southeasterly property corner of the aforementioned Integrity Homes Property; thence,

5) With the Easterly property line of said Integrity Homes, North 18 degrees 42 minutes 30 seconds West, 176.35 feet to the point of beginning and containing 19,884 square feet or 0.456 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to Integrity Home Builders, LLC from Reba Balfanz by Warranty Deed dated April 3, 2003 and recorded April 21, 2003 in Instrument No. 200304210052139, Register's Office for Davidson County. Also being a portion of the property conveyed to Reba Balfanz from William Balfanz by Warranty Deed recorded September 2, 1971 in Book 4534, page 160, said Register's Office.

This conveyance is subject to Easements of record in Book 9509, page 654 and Inst. No. 20030328-0040711, Register's Office for Davidson County.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 31st day of December, 2004.

Integrity Home Builders LLC
Integrity Home Builders, LLC

By: Nancy Colevas
Its: President

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of December, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy Coleman** to me known (or proved to me on the basis of satisfactory evidence) to be the President of **Integrity Home Builders, LLC.** described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2004.

Notary Public

My Commission Expires:

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05

Tax/Map ID & Parcel
59-15-7.00

New Owners:
Andy and Nancy Valentine

Send Tax Bills to :
SAME