THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Quicksilver Enterprises, LLC
1239 Avondale Circle
Nashville, TN 37207

Send Tax Bills To:

America's Wholesale Lender
4500 Park Granada
Calabasas, California 91302

Map & Parcel Nos.:
071-02-0-012.00

Davidson County DEEDQC
Recvd: 01/25/05 14:48 2 pgs
Fees:12.00 Taxes:0.00
20050125-0009217

Return to:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Scott Walker** hereby quitclaim and convey unto **Quicksilver Enterprises, LLC**, its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 51 on the plan of E.C. Scruggs' First Avondale Addition, of record in Book 161, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 51 fronts 50 feet on the northerly side of Avondale Circle, formerly Greenwood Avenue, and extends back between parallel lines, 149 feet to an alley.

Being the same property conveyed to Scott Walker, by deed from Cornerstone Home Properties, LLC, on June 9, 2004, of record in Instrument Number 20040615-0070706, said Register's Office.

This is improved property known as **1239 Avondale Circle, Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 20th day of January, 2005.

Scott Walker
Scott Walker

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -.

AFFIANT

Subscribed and sworn to before me, this 20th day of January, 2005.

NOTARY PUBLIC

My Commission Expires:

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of January, 2005, before me, appeared Scott Walker, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Quicksilver Enterprises, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Scott Walker, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires

My Commission Expires JULY 21, 2007