1/2

QUIT CLAIM DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDQC
Recvd: 04/06/05 13:21 2 pgs
Fees:12.00 Taxes:0.00

20050406-0037928

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 20 05

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee O. Molette, II (NAME)	IndyMac Bank, F.S.B. (NAME)	108-08-E-16.00CO
1304 Quail Valley Road (ADDRESS)	1333 Main Street 5th Fl. (ADDRESS)	
Nashville, Tn 37214 (CITY) (STATE) (ZIP)	Columbia, SC 29201 (CITY) (STATE) (ZIP)	03D 87225

KNOW ALL MEN BY THESE PRESENTS that Molette Property Group, LLC for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quit claim unto Lee O. Molette, II, unmarried, his heirs, successors, and assigns, his entire right, title and interest in and to a certain tract [parcel] of land in Davidson, County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 16, Lot No. 25, in a Horizontal Property Regime, as shown on the Condominium Site Plan, Section 3, Phase VI,* Quail Valley, as of record in book 5800, page 204, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Molette Property Group, LLC by deed from Sherri L. Reece and husband Charles E. Reece of record in Book 10816, page 826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

*Revision of Lots 25, 26, 27, and 28

unimproved ( )
This is improved (X) property, known as 1304 Quail Valley Road, Nashville, Tn 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to _____ by deed from _____, of record in _____

Book _____, Page _____, Register's Office for _____ County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 1st day of April, 20 05

Molette Property Group, LLC
By:
Lee O. Molette, II, Managing Principal

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lee O. Molette, II and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Principal and _____ respectively of the Molette Property Group, LLC the within named bargainor, and corporation, and that he as such Managing Principal and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lee O. Molette, II as such Managing Principal, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 1st day of April 2005 .

My commission expires 9-22-07

_____
Notary Public

CHARLES A. SULLIVANT, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF

On this,_____ day of _____, 19 ____, personally appeared before me,_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of_____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____

My commission expires _____

_____
Notary Public