prepared

Recording requested by:
Geoffrey Coston
Attorney at Law
204 Fouth Avenue South
Franklin, Tennessee 37064
(615) 790-2425
and when recorded, please return this deed and tax statements to:
Karen Angel
P.O. Box 92453
Nashville, Tennessee 37209

Escrow No.:

Title Order No.:

Davidson County DEEDQC
Recvd: 06/20/05 15:42 2 pgs
Fees:12.00 Taxes:0.00

20050620-0070671

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on 15 June, 2005, between Karen C. Angel, unmarried and Ruth B. Monsalve, unmarried ("Grantors") whose address is 3691 Tibbs Drive, Nashville, Tennessee 37211 and The Financial Division of CEO Solutions Inc. ("Grantee") whose address is 240 Mayfield Drive, Suite 204, Smyrna, Tennessee 37167.

FOR A VALUABLE CONSIDERATION, in the amount of TEN DOLLARS ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Nashville, County of Davidson, State of Tennessee described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, and designated as Tract No. 2 of a survey made by John M. Sullivan, Surveyor, on September 30, 1999, and described as follows:

Tract No. 2 begins at a point in the center of U.S. Highway 70 North, also known as Charlotte Pike, this point being 132.0 feet west of the northwest corner of the property conveyed to Leo Patterson, et ux, by deed of record in Book 1274, page 273, Register's Office of Davidson County, Tennessee; thence in a westerly direction along the center line of Highway 70 , North 134.0 feet to a point; thence North 4 degrees 48 minutes East 479.8 feet to a point, then South 84 degrees 30 minutes East 127.2 feet to a point; thence South 436.5 feet to the point of beginning.

Being the same property conveyed to Karen C. Angel and Ruth B. Monsalve, both unmarried, by Warranty Deed from Matthew T. Underwood and Laura A. Underwood of record in Instrument No. 20040426-0047010, Register's Office for Davidson County, Tennessee dated April 26, 2004.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This is improved property known as 7664 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any

right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on 15th June, 2005.

Karen C. Angel

Ruth B. Monsalve

State of Tennessee
County of Williamson } ss.

On June 15, 2005,before me, Karen C. Angel and Ruth B. Monsalve, personally appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary Public

Martha York Mangrum
Printed Name of Notary

My commission expires: 6-21-08

NOTARY SEAL

MARTHA YORK MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ [illegible]
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20th DAY OF June 20 05
Deputy Register