This Document Was Prepared by:
MORRIS|HARDWICK|SCHNEIDER, LLC
2401 LAKE PARK DRIVE, STE 150
SMYRNA, GA 30080

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Davidson County DEEDQC
Recvd: 08/09/05 10:35 2 pgs
Fees:12.00 Taxes:0.00

20050809-0094094

After Recording Please Return to:
SOUTHEAST TITLE
555 MARRIOTT DRIVE, STE 170
NASHVILLE, TN 37214

QUITCLAIM DEED

QUITCLAIM DEED, made this 1st day of August, 2005 DAVID E. LUTZ of Davidson County ("grantor"), for and in consideration of the sum of ZERO DOLLARS ($-0-), the receipt and sufficiency of which if hereby acknowledged and received, and for other and valuable consideration received, does hereby remise, release and quitclaim unto FRESH START HOMEVANTAGE, LLC ("grantee"), whose mailing address is Send tax bill 5722 Highway Place, bld C Ste 1, Nashville, TN 37211 his/her heirs and assigns, the following described premises, County of DAVIDSON, State of Tennessee, described as follows:

BEING LOT NO. 49 ON THE PLAN OF BORDEAUX HILLS, SECTION 4, OF RECORD IN BOOK 3600, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 49 FRONTS 55.0 FEET ON THE EASTERLY SIDE OF MEXICO DRIVE AND RUNS BACK 125.38 FEET ON THE SOUTHERLY LINE AND 125.51 FEET ON THE NORTHERLY LINE TO A LINE IN THE REAT WHICH MEASURES 55.0 FEET THEREON.

Being the same property conveyed to David E. Lutz by Warranty Deed to be recorded simultaneously therewith, in the Register's Office of Davidson County, Tennessee. ID # 20050809-0094093.

Also known as street and number 3228 Mexico Drive, Nashville, TN 37218
Tax Parcel ID# 80-08;263.00

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

DAVID E. LUTZ Grantor

Witness Witness

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Aug 20 05

Deputy Register

STATE OF Tennessee)

COUNTY OF Davidson)

The foregoing instrument was acknowledged before me, Gib van der Heyden a notary public in and for the state of Tennessee by David E. Lutz on the 12th day of Aug, 2005

Witness my hand and official seal

NOTARY PUBLIC

My commission expires

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007
[NOTARY SEAL]