RECORD & RETURN TO:
Eric S. Spencer
1806 Forrest Ave.
Nashville, TN 37206

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN

Davidson County DEEDQC
Recvd: 09/07/05 10:59 2 pgs
Fees:12.00 Taxes:0.00

20050907-0107349

QUIT CLAIM DEED

ERINN MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE, 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERSS
Eric S. Spencer 1806 Forrest Avenue Nashville, TN 37206	New Owner	114-14-0-A-091.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Matthew P. Spencer, unmarried

HEREINAFTER CALLED THE GRANTEES, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

Eric S. Spencer, unmarried

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, ALL OF HIS/HER RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 91 on the Final Plat of Section 1, Woodland Forest, Planned Unit Development, as of record in Book 6900, pages 534, 535 and 536, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric S. Spencer and Matthew P. Spencer, by Special Warranty Deed from The Bank of New York, acting solely in its capacity as Trustee for EQQC Trust 2001-2, by its duly authorized attorney in fact, Fairbanks Capital Corp., dated 4-13-04 and recorded 5-26-04 in Instrument No. 20040526-0061726, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as: **112 Hunters Run, Nashville, Tennessee 37209**
Witness our hand this 8th day of August, 2005

Matthew P. Spencer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew P. Spencer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2005.

Commission Expires: 1/28/06

Notary Public

