QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Andrea D. Anderson 3401 Anderson Road #98 Antioch, TN 37013	Same	Map & Parcel 136-15-0-B 142 CO

FOR AND IN CONSIDERATION of and pursuant to a divorce action filed in the Circuit Court for Davidson County, Tennessee, Case Number 05D-3851 I, the undersigned, KEITH ANDERSON, Grantor, by these presents do hereby quitclaim and convey unto ANDREA D. ANDERSON, her successors and assigns, forever, all his right, title and interest in and to that certain track of parcel of real estate situated in Davidson County, Tennessee, and being described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 98 as shown on the Plan of Smith Springs Townhomes, Phase 3, of record as Instrument No. 20040319-0031383 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Regent Homes, LLC, by Deed from Regent Development, LLC, of record as Instrument No. 20050222-0019104, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea D. Anderson, a married woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded August 18, 2005, as Document No.: 20050818-0098659, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3401 Anderson Road #98, Antioch, TN 37013.

This conveyance is subject to any and all existing restrictions and easements of record.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate, and that I have a good right to convey the same.

IN TESTIMONY WHEREOF, the GRANTOR has hereunto set his signature on this the 20th day of October 2005.

KEITH ANDERSON

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 KEITH ANDERSON the bargainer with whom I am personally acquainted, and who acknowledge that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal on this 20th day of October, 2005.

NOTARY PUBLIC

My commission expires: 01-24-09

BRENADE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDQC
Recvd: 10/21/05 15:19 2 pgs
Fees:12.00 Taxes:0.00
20051021-0127523

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

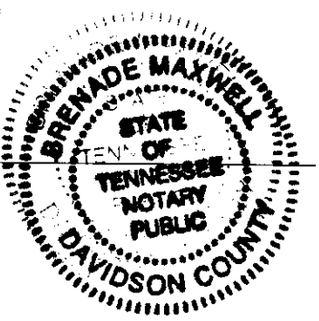
I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer $0.00.

Andrea D Anderson
AFFIANT

SWORN to and subscribed before me, this 20th day of Oct., 2005.

Brenade Maxwell
NOTARY PUBLIC

My commission expires: 01/24/05



THIS INSTRUMENT WAS PREPARED BY:

Fannie J. Harris, Attorney at Law
One Vantage Way, Suite B-105
Nashville, Tennessee 37228