This document prepared by:

Name:	Lisa Halulko
Firm/Company:	Stewart Mortgage Information
Address:	290 Bilmar Drive
City, State, Zip:	Pittsburgh PA 15205
Phone:	(877)736-8896

After Recording Return To Via US Mail:

Firm/Company:	Stewart Mortgage Information E-Title Division
Address:	290 Bilmar Drive
City, State, Zip:	Pittsburgh PA 15205
Phone:	(877)736-8896

QUITCLAIM DEED

Address of New Owner(s): Harvey L. Epperson, Jr. and Tammy D. Epperson, 3808 Dubois Drive, Nashville, TN 37207

Send Tax Bills To: Harvey L. Epperson and Tammy D. Epperson, 3808 Dubois Drive, Nashville, TN 37207

Map & Parcel Numbers: 059 10 0 180.00

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF LOVE AND AFFECTION AND THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I/We **HARVEY EPPERSON, JR., MARRIED**, hereinafter referred to as "Grantor(s)", does hereby demise, release and forever quitclaim unto **HARVEY L. EPPERSON, JR. AND TAMMY D. EPPERSON** hereinafter "Grantee(s)", his/her/their heirs its successors and assigns, all of my/our right, title, and interest in and to a certain tract or parcel of land lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

SEE ATTACHED

"EXHIBIT A"

This is improved property commonly known as: 3808 Dubois Drive, Nashville, TN 37207

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor(s), if any, which are reserved by Grantor(s).

Davidson County DEEDQC
Recvd: 12/02/05 14:07 4 pgs
Fees:22.00 Taxes:0.00
20051202-0145230

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

This is the same property conveyed to the parties to this instrument by Deed from JANNIKA CANNON, ADMINISTRATRIX OF THE ESTATE OF JAMES EDWARD CANNON A/K/A JAMES E. CANNON AND JANNIKA CANNON, INDIVIDUALLY, AS THE SOLE HEIR OF JAMES EDWARDto HARVEY EPPERSON, JR., MARRIED, dated 01/24/2002, recorded 02/01/2002in the office of the Register of Deeds in 20020201-0014635, of DAVIDSON County, Tennessee.

WITNESS Grantor(s) hand(s) this the 21st day of October, 2005.

GRANTOR:

Harvey L. Epperson Jr.
Harvey L. Epperson, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of October, 2005, before me personally appeared Harvey L.. Epperson Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

MRS. MARGARET M. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Mrs. Margaret M. Phillips
Notary Public

Printed Name: Mrs. Margaret M. Phillips

Commission Expires:

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE

COUNTY OF Davidson

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

This transfer is exempt from transfer taxes pursuant to Tennessee Code 67-8-105 Gifts between or by spouses. Where a donor transfers during the calendar year by gift an interest in any property specified in 37-8-101.

AFFIANT

Harvey L. Epperson

Harvey L.. Epperson

Subscribed and sworn to before me, this 21st day of October, 2005.

MRS. MARGARET M. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Mrs. Margaret M. Phillips

Notary Public

Printed Name: Mrs. Margaret M. Phillips

Commission Expires:

My Commission Expires JAN. 27, 2007

File No: 199538

"EXHIBIT A"
Legal Description

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DOCUMENT 20020201-0014635 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 424 ON THE PLAN OF HAYNES MANOR, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NUMBER 424 FRONTS 75.0 FEET ON THE EASTERLY SIDE OF DUBOIS DRIVE AND EXTENDS BACK 162.6 FEET ON THE NORTHERLY LINE AND 155.0 FEET ON THE SOUTHERLY LINE TO A DAD LINE IN THE REAR, MEASURING 75.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HARVEY EPPERSON, JR., MARRIED BY DEED FROM JANNIKA CANNON, ADMINISTRATRIX OF THE ESTATE OF JAMES EDWARD CANNON A/K/A JAMES E. CANNON AND JANNIKA CANNON, INDIVIDUALLY, AS THE SOLE HEIR OF JAMES EDWARD RECORDED 02/01/2002 IN DEED DOCUMENT 20020201-0014635, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 059 10 0 180.00