This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Mark LePera

Send Tax Bills To:
Same

MORTGAGEE:
None

Map and Parcel No.
083-16-0-019.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Steve Chaisson** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Mark LePera** ("Grantee"), his heirs and assigns, all his right, title and interest in a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 271, on the Plan of Fortland Park, Section Three, as of record in Plat Book 2900, page 61, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Steve Chaisson by Special Warranty Deed dated November 22, 2005 from Countrywide Home Loans of record in Instrument No. 200512290156449, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

THIS IS IMPROVED PROPERTY commonly known as 2708 Fortland Drive, Nashville, Tennessee 37206.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantees.

Davidson County DEEDQC
Recvd: 01/12/06 13:58 2 pg
Fees:12.00 Taxes:0.00
20060112-0004988

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 9th day of December, 2005.

Steve Chaisson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0- .

Affiant

Sworn to and subscribed to before me, this the 9th day of December, 2005.

Notary Public
My Commission Expires: 5/23/09

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Steve Chaisson,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2005.

Notary Public

My Commission Expires: 5/23/09

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.