THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES BY:

Mark W. Kilpatrick, Attorney
215 Jamestown Park Rd. #204
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 02/07/06 09:17 2 pgs
Fees:12.00 Taxes:0.00
20060207-0014921

QUITCLAIM DEED

Instrument prepared solely from information provided by the parties and no representation is made by the preparer as to the title to the property.

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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
John A. Poe 320 Old Hickory Blvd, #1608 Nashville, TN 37221	Owner	128-12-0-A 090.00 CO

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FOR AND IN CONSIDERATION of $10.00 (Ten and 00/100 Dollars) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, John A. Poe by these presents do hereby quitclaim and convey all my right, title and interest unto John A. Poe, and Marcie T. Poe, as Joint Tenants with the Right of Survivorship, their successors and assigns, the following described or parcel of land, to wit:

LAND in Davidson County, Tennessee being Unit No. 90, Building 16 on the plan of Section 1, Phase 1B, Eagle Ridge at the Reserve, of Record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 15 to the Master Deed, of Record in Instrument No. 20030108-0003688, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John A. Poe by Warranty Deed from EAGLE RIDGE AT THE RESERVE, LLC, A Tennessee Limited Liability Company, of record in Instrument 20030918-0138005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes currently due and/or which may accrue in future years, and to any and all restrictions and easements which may affect the property and are currently of record, including any Charters, By-Laws and provisions of the Master Deed.

Subject property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 320 Old Hickory Blvd, #1608, Nashville, TN 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of February, 2006.

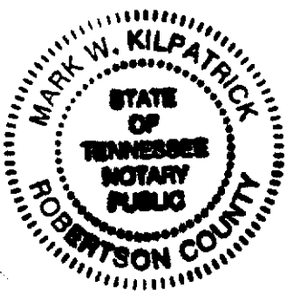
John A. Poe

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, John A. Poe, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of February, 2006.

Notary Public

My Commission Expires: 04/05/09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ -0.00- .

Affiant

Subscribed and sworn to before me this 3rd day of February, 2006.

Notary Public

My Commission Expires: 04/05/09

