THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25110-02-2006** **File Box 9B**	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 16 day of February, 2006. Notary Public My Commission Expires: NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Leigh Fitts 4505 Harding Pike #23W Nashville, TN 37205	NEW OWNER	Map No.116.03-0A Parcel No. 034.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Samuel Fitts, Jr. and wife, Melissa Mabry, ("Grantor"), does hereby quitclaim, transfer and convey unto Leigh Fitts, unmarried, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 4505 Harding Pike #23W, Nashville, TN, 37205.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of February, 2006.

Samuel Fitts, Jr.

Melissa Mabry

STATE OF Georgia, COUNTY OF Fulton SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Fitts, Jr. and Melissa Mabry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of February, 2006.

Notary Public

My Commission Expires:
12/06

CHRISTOPHER FISHER NOTARY PUBLIC FULTON COUNTY GEORGIA MY COMMISSION EXPIRES DEC. 8 2006

Davidson County DEEDQC
Recvd: 02/27/06 13:41 2 pgs
Fees:12.00 Taxes:0.00
20060227-0022377

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 23W on the Plan of Royal Oaks Tower Condominium Apartments, of record in Plat Book 4460, page 189 corrected in Book 4728, page 756, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813, said Register's Office.

Being the same property conveyed to Leigh Fitts, unmarried and Samuel Fitts, Jr. and wife, Melissa Mabry by warranty Deed dated October 10, 2002 from Leanne Hamilton, unmarried of record in Instrument No. 20021016-0127067, Register's Office for Davidson County, Tennessee.