QUITCLAIM DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

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 ME ON THE 20th DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01159 JOHNSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Scott D. & Grace Gabat Johnson	same	MAP: 172
4633 Sterling Cross Drive		GROUP: 14-0-B
Nashville, TN 37211		PARCEL: 38.00 CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SCOTT D. JOHNSON, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

SCOTT D. JOHNSON AND WIFE, GRACE GABAT JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4633 Sterling Cross Drive, Nashville, TN 37211

Witness my hand on this 20th day of March, 2006

Scott D. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Scott D. Johnson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Scott D. Johnson and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 20th day of March , 2006

Notary Public

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

Davidson County DEEDQC
Recvd: 03/27/06 09:27 2 pgs
Fees:12.00 Taxes:0.00

20060327-0034274

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 38, WINFIELD PARK, PHASE 1, SECTION 1, REVISION 1, as shown on plat of record in Instrument No. 20010313-0024108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bor-Chieh Shih and wife, Pai-Lun Wang by Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, recorded on the 1st day of November, 1999 in Deed Book 11724, Page 28, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Scott D. Johnson, an unmarried man, by Warranty Deed from Bor-Chieh Shih and wife, Pai Lun-Wamg of record in Instrument No. 20051216-0151298, Register's Office for Davidson County, Tennessee.

In the previous conveyance, Scott D. Johnson took title as an unmarried man. He has since married and is now executing this deed for the purpose of conveying a portion of the property to his wife, Grace Gabat Johnson.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.