Prepared By and Return to:

Amy Cross Nance
1600 Westgate Circle Suite 125
Brentwood, Tennessee
(615) 661-4033

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 the 12th day of April, 2006

Notary Public
My Commission Expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDQC
Recvd: 04/19/06 11:47 2 pgs
Fees:12.00 Taxes:0.00
20060419-0044774

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
James E. Sturgeon David M. Veda 809 Tintern Abbott Ct. Nashville, TN 37211	Same	161-10-0-B-171.00 CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, I, James E. Sturgeon hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being Lot No. 17 on the Final Plat of Villages of Brentwood, Phase Eleven, (Brentwood Summit) of record in Book 9700, page 949, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James M. Francis, unmarried, by deed from NVR, Inc., a Virginia Corporation, successor by Merger to Fox Ridge Homes, Inc., by Alphonse H. Davis, CEO and Deborah P. Buford, Vice President, dated February 2, 2001, recorded February 2, 2001, recorded February 7, 2001, of record in Instrument #20010207-0012176, Register's Office for Davidson County, Tennessee.

This is improved property located at 809 Tintern Abbott Court, Nashville, TN 37211.

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

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto James E. Sturgeon and David M. Veda, joint tenants with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 12th day of April, 2006.

James E. Sturgeon

Amy Cross Nance
TRUSTEE

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 James E. Sturgeon, the bargainor(s), 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 12 day of April, 2006.

Rosemary P Smithson
Notary Public

My Commission expires 8/11/07

ROSEMARY P. SMITHSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., 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 Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of April, 2006.

Rosemary P Smithson
Notary Public

My commission expires 8/11/07

ROSEMARY P. SMITHSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

ROSEMARY P. SMITHSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.