Davidson County DEEDQC
Recvd: 04/19/06 13:18 2 pgs
Fees:12.00 Taxes:0.00
20060419-0044851

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Divine Capital, LLC
1772-J Avenida de los Arboles #185
Thousand Oaks, CA 91362

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SUNTRUST MORTGAGE
Value Tree REal Estate Tax Division
P. O. Box 85188
Richland, VA 23285-5188

MAP AND PARCEL:
MAP 135
PARCEL 23.00

QUITCLAIM DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James W. Backner, hereby Quitclaim all of my interest unto Divine Capital, LLC, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> **BEING Lot No. 2, on the Plan of P.U.D. Boundry Plat and 2 Lot Subdivision, Forge Ridge, of record in Plat Book 9700, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**
>
> **BEING the same property conveyed to James W. Backner by deed from William M. Vincion and wife, Cynthia L. Vincion, of record in INST: 20050809-0094361, Register's Office, Davidson County, Tennessee.**

This is the same description as in previous deed of record.
This conveyance subject mortgage payable to AMERICA'S WHOLESALE LENDER, of record in INST: 20050809-0094362, said Register's Office.

This is improved property known as 233 Franklin Limestone Road, Nashville TN 37217 and is not the principal residence of the Grantor and is not subject to marital rights herein.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, James W. Backner do hereby Quitclaim and convey all of my interest unto the said Divine Capital, LLC, its successors and assigns, and I, James W. Backner covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8 **day of** Aug **, 2005.**

James W. Backner

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Backner 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Los Angeles**, California, this the** 08 **day of** August **, 2005.**

NOTARY PUBLIC

My Commission Expires: 04-30-2009

HARRY MORGAN
Commission # 1566307
Notary Public — California
Los Angeles County
My Comm. Expires Apr 30, 2009

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

The actual value or consideration, whichever is greater, for this transfer is $ 50.-

AFFIANT

Subscribed and sworn to before me
this 08 **day of** August **, 2005.**

NOTARY PUBLIC

HARRY MORGAN
Commission # 1566307
Notary Public — California
Los Angeles County
My Comm. Expires Apr 30, 2009

My Commission Expires: 04-30-2009