This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County	DEEDQC
Recvd: 06/08/06 13:21	2 pgs
Fees:12.00 Taxes:0.00	
20060608-0068212	

ADDRESS NEW OWNER:
John Price
167 Guill Road
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of the South
551 North Mt. Juliet Rd., P.O. Box 1002
Mt. Juliet, TN 37121

MAP	**061**
GROUP	**11-0**
PARCEL	**185.00**

QUITCLAIM DEED

For and in consideration of One Dollar and other good and valuable consideration, **E. Mark Turner** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John Price**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot No. 144, Eastdale Place as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee. Said Lot No. 144 fronts 80 feet on the northerly side of Eastdale Avenue and runs back between lines 152.5 feet on the westerly side line and 172.3 feet on the easterly side line to a line at the rear measuring 82.4 feet thereon.
>
> Being the same property conveyed to E. Mark Turner by deed dated May 19, 2006, of record in Instrument no. 20060523-0060697, Register's Office for Davidson County, Tennessee.

This property was not used as marital property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 1125 Eastdale Ave., Nashville, Tennessee 37216.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number 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 8th day of June , 2006 .

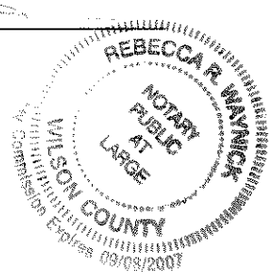
E. Mark Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **E. Mark Turner**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of June, 2006 .

NOTARY PUBLIC
My Commission Expires:



STATE OF Tennessee)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me on this 8th day of June, 2006 .

NOTARY PUBLIC
My Commission Expires:

