Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

**THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS AS TO THE TITLE OF THE SUBJECT PROPERTY.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 000.00

Affiant

Subscribed and sworn to before me this [illegible] day of August 2006.

Notary Public
My commission expires: July 19, 2[illegible]

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**08-0608-90906**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Derrick Starks | New Owner | 072-15-326.00 |
| 1429 Riverside Drive | | 72-14-214 |
| Nahville, TN 37206 | | 81-15-273 |

## QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, for the purpose of vesting title as tenants in common with right of survivorship in and to the hereinafter described real property, Derrick Starks, unmarried, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto Derrick Starks and Terra Nixon, as tenants in common with right of survivorship, hereinafter the Grantees, all of his right, title and interest in and to the following tracts or parcels of land in Davidson County, Tennessee, to-wit:

Land (all 3 tracts) in Davidson County, Tennessee, described as follows:

**TRACT #1:**

Being a part of Lot No. 3 on the Map of the subdivision of the Bradford and McClure Lands, being a resubdivision of certain lots in Brownsville Plan of record in book 21, Page 9, Register's Office for said County, described according to a survey by A & A Engineers, Inc., dated September 19, 1978, as follows:

Beginning at a point in the southeasterly margin of Riverside Drive 225 feet south of the south margin of McKennell Drive; thence with the southwest line of the Harvey E. McClendon property south 45° 12' 07" east 248.91 feet to a point; thence south 44° 47' 53" west 175 feet to a point; thence north 45° 12' 7" west 248.91 feet to a point in the southeasterly margin of Riverside Drive, said point being south 44° 47' 53" west 25 feet from the northeast corner of this property conveyed to Dixie Lee Keith of record in Book 4673, Page 714, said Register's Office; thence north 44° 47' 53" east 175 feet with the southeasterly margin of Riverside Drive to the point of beginning.

Being the same property conveyed to Derrick Starks from Stephen R. Eng and wife, Anne Jeanne Eng, by deed of record in Instrument No. 20040331-0036537, Register's Office for Davidson County, Tennessee.

**This is improved property located at 1429 Riverside Drive, Nashville, TN 37206.**

Davidson County DEEDQC
Recvd: 08/08/06 12:35 2 pgs
Fees:12.00 Taxes:0.00
20060808-0097327

**TRACT #2:**

Being Lot No. 15 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos. 21 – 26, Brownsville Additions, as of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derrick Starks from James Edward Underwood, individually and as sole member of ACU I, LLC, by deed of record in Instrument No. 20021111-0139176, Register's Office for Davidson County, Tennessee.

**This is improved property located at 1526 Straightway Avenue, Nashville, TN 37206.**

**TRACT #3:**

Being the southerly one-half of Lot No. 257 on the plan of McGavock, Westmore and Others, Second Addition, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derrick Starks from Driven Investments, LLC, by deed of record in Instrument No. 20060725-0089385, Register's Office for Davidson County, Tennessee.

**This is improved property located at 1507 14th Avenue North, Nashville, TN 37208.**

These three conveyances are made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 3rd day of August 2006.

Derrick Starks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Derrick Starks, the bargainor, with whom I am personally acquainted (or who 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 Davidson County, Tennessee, this 3rd day of August 2006.

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2009

Notary Public

My commission expires: July 19, 2009