THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25730-08-2006** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2006. Notary Public J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

QUITCLAIM DEED

Address New Owner: 1015 Villa Place Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.105.01-0 Parcel No. 119.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Elaine Pearson, married, ("Grantor"), does hereby quitclaim, transfer and convey unto Derek E. Pearson, unmarried, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1015 Villa Place, Nashville, Tennessee, 37212 and has never been the marital residence of the Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2006.

Elaine Pearson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 11th day of August, 2006.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDQC
Recvd: 08/15/06 13:15 2 pgs
Fees:12.00 Taxes:0.00

20060815-0100365

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 14 on the Plan of B.F. Shields Heirs' Addition, as of record in Book 57, page 31, Register's Office for said County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.

Being the same property conveyed to Elaine Pearson, married, and Derek E. Pearson, unmarried, by deed dated March 29, 2002 from John Randy McKnight, Jimmie Crutcher, Grace E. Jones McClinton, Gerald L. Jones and Terry Jones, devisees under the Last Will and Testament of Grace Leach Jones of record as Instrument No. 20020402-0039937, Register's Office for Davidson County, Tennessee.