QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/17/06 13:47 2 pgs
Fees:12.00 Taxes:0.00

20060817-0101740

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY:
Manson, Jones & Associates, 2280 Metrocenter Blvd., Suite #300, Nashville, TN 37228

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
John E. Maupin 320 Old Hickory Blvd. 909 Nashville, TN 37221	**Same**	128-12-A-46.00 ~~128-12-A-00~~

THIS INDENTURE, Made the 23 day of June, 2006, between **Linda B. Mays,** as party or parties of the first part, hereinafter called Grantors, and **John E. Maupin;** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of one dollar ($1.00), the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of her right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being unit No. 46, Building No. 9 on the plan of Section 9, Phase 1A, Eagle Ridge at the Reserve Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and by-laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 4 to the Master Deed, of record in Instrument No. 20020313-0031652, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Virgil J. Maupin of record in Instrument No. 20050323-0031427, Register's Office for Davidson County, Tennessee. The said Virgil J. Maupin having since died. The Heirs at Law of Virgil J. Maupin are identified as John E. Maupin, Jr. and Linda B. Mays, being of record in a certain Affidavit of Heirship filed as Instrument No. 20060717-0085641 Register's

Office for Davidson County, Tennessee.

This is improved property known as 320 Old Hickory Blvd. #909, Nashville, Tennessee 37221.

This is not the principal residence of the Grantor.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Linda B. Mays

STATE OF Maryland)
COUNTY OF Prince George's)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

BERTA I. VASQUEZ ALFARO
Notary Public, State of Maryland
Prince George's County
My Commission Expires January 24, 2007

AFFIANT

Notary Public

Commission Expires: January 24, 2007

STATE OF Maryland)
COUNTY OF Prince George's)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Linda B. Mays, 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 instrument for the purposes therein contained.

Witness my hand and official seal at 7599 Greenbelt MD Greenbelt this 23rd day of June, 2006

Commission expires:

BERTA I. VASQUEZ ALFARO
Notary Public, State of Maryland
Prince George's County
My Commission Expires January 24, 2007

Notary Public