THIS DOCUMENT PREPARED BY (AND
AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03317

Davidson County DEEDQC
Recvd: 10/20/06 15:15 2 pgs
Fees:12.00 Taxes:0.00
20061020-0130695

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert L. DeSantis and Laura A. DeSantis, husband and wife**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Michael J. DeSantis**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 6 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Jerry W. Brumback and wife, Patricia C. Brumback, dated July 11, 2003, and recorded July 14, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200307140097897

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 19th day of October, 2006.

{Seal}
Robert L. DeSantis

(Seal)
Laura A. DeSantis

State of ~~TENNESSEE~~ New York
County of ~~DAVIDSON~~ Richmond

~~On this the ____ day of October, 2006, before me, the undersigned officer, personally appeared Michael J. DeSantis, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.~~

~~Notary Public~~

~~My Commission expires: _____~~

~~I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

State of New York
County of Richmond

On this 12th day of October 2006, before me, the undersigned officer, personally appeared Robert L. Desantis and ~~Laura~~ Laura A. DeSantis known to me to be the party executing the foregoing instrument and they acknowledged that they executed as thier free act and Deed.

Notary Public

My Commission expires: DARLENE DEL VECCHIO
Notary Public, State of New York
No. 43-4705014
Qualified in Richmond County
Commission Expires 4.30.20, 0

Name of Owner and Property Address:
Michael DeSantis
125 Lea Drive
Nashville, TN 37210

Person Or Entity Responsible For Payment Of Taxes:
Michael DeSantis
125 Lea Drive
Nashville, TN 37210

Tax Parcel ID#: 093-11-0-C-006.00-CO

I hereby swear or affim that the actual consideration for this transfer, or the value of the property whichever is greater is $0.00, which amount is equal to or greater than the amount of which the property transferred would command at a fair and voluntary sale.

Affiant

Notary Public

My Commission Expires: