QUITCLAIM DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Melissa Russell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13 DAY OF November 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # POWER OF ATTORNEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jennifer Cholar	SAME	MAP: 149
3024 Split Oak Trail		Parcel: 53
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS CHOLAR, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JENNIFER CHOLAR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3024 Split Oak Trail, Antioch, TN 37013

Witness my hand on this 8 day of Nov, 2006

Thomas Cholar

Davidson County DEEDQC
Recvd: 11/15/06 08:27 2 pgs
Fees:12.00 Taxes:0.00
20061115-0141602

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of Nov, 2006

Notary Public

My Commission Expires:

GLENDA TOLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 28, ON THE FINAL PLAT, HIGHLANDS OF CHELSEA VILLAGE, SECTION ONE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20040309-0026802, OF REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER CHOLAR AND HUSBAND THOMAS CHOLAR BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED AUGUST 13, 2004 OF RECORD IN INSTRUMENT NUMBER 20041011-0122499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THOMAS CHOLAR CONVEYS ANY AND ALL INTEREST HE MAY HAVE, INCLUDING MARITAL INTEREST IN THE SUBJECT PROPERTY.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.