QUITCLAIM DEED

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

Jason Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF Nov, 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

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
Tatjana Nelson	TATJANA NELSON	
3695 Tampa Drive	7884 Heaton Way	Parcel:148-01-0140.00
Nashville, TN 37211	Nashville, TN 37211	

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

DUANE EARL NELSON

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

TATJANA NELSON

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 3695 Tampa Drive, Nashville, TN 37211

Witness my hand on this 21st day of Nov, 2006

Duane Earl Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 21st day of Nov, 2006

Notary Public

My Commission Expires

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

Davidson County DEEDQC
Recvd: 12/05/06 10:00 2 pgs
Fees:12.00 Taxes:0.00

20061205-0149788

EXHIBIT A - LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN BOOK 20010807, PAGE 0085008, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 258 ON THE PLAN OF HILLBROOK, SECTION 5, AS OF RECORD IN PLAT BOOK 3700, PAGE 73, 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 DUANE EARL NELSON BY QUIT CLAIM DEED FROM RICHARD KENNETH ELVIN, DATED AUGUST 8, 2001, AND FILED FOR RECORD AS INSTRUMENT NO(S) 200108070085008. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

*Tatjana Nelson and Tatyana Nelson being one and the same person

*** Duane Earl Nelson joins in this conveyance to convey any and all marital interest that he may have in said property