PICK-UP

THIS DOCUMENT PREPARED BY:
First National Financial Title Services, Inc.
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Nashville, TN 37214
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Davidson County DEEDQC
Recvd: 12/06/06 12:20 2 pgs
Fees:12.00 Taxes:0.00
20061206-0150815

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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, **J.C. Joshlin, Jr.**, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release, quit claim and convey unto **Linda D. Joshlin,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, being Unit No. 215 on the Plan of Pepper Ridge Condominiums, Phase Seven, of record in Plat Book 8250, page 283, Register's Office for said county, to which plat reference is hereby made for a more complete description.

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

AND BEING THE SAME premises conveyed to Linda D. Joshlin by virtue of a warranty deed from Mary E. Clay and recorded in Book 20060808, page 0097251 in the Register's Office for Davidson County, Tennessee. J.C. Joshlin, Jr. is conveying any martial interest he may have in subject property.

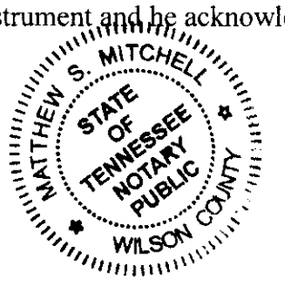
And now I, the said J.C. Joshlin, Jr. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto, Linda D. Joshlin , heirs and assigns, the same property herein described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as herein set forth.

WITNESS Grantor's hand this 11th day of August, 2006.

{Seal}
J.C. Joshlin, Jr.

State of TENNESSEE
County of Wilson

On this the 11 day of August, 2006, before me, the undersigned personally appeared J.C. Joshlin, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that she, executed same as her free act and deed.



Notary Public

My Commission expires: 3-10-10

I hereby swear or affirm that the actual consideration for this transfer is -0.



Affiant

Notary Public

My Commission expires: 3-10-10

Name of Owner and Property Address:

Same

Person Or Entity Responsible For Payment Of Taxes:
Linda D. Joshlin

215 Pepper Ridge Cir.
Antioch, Tn 37013
Tax Parcel ID#: 149-05-0-A-215.00 CO