This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **06-1676**

Davidson County DEEDQC
Recvd: 12/21/06 10:20 2 pgs
Fees:12.00 Taxes:0.00

20061221-0157227

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the **15th** day of **December, 2006**, by and between **MS Development Partnership, a Tennessee General Partnership** ("Seller"), party of the first part, and **Marquis Homes, LLC., a Tennessee Limited Liability Company,** ("Buyer"), a party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Brentwood**, County of **Davidson**, State of Tennessee and being more particularly described as follows:

Land in Davidson County, being Lot No.'s 101, 103, 104, 105, 106, 107, 108, 109, 110, PRESIDENT'S RESERVE AT BRENTWOOD, PHASE ONE, as shown on plat of record in Exhibit E of Instrument No. 20060317-0030917, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to MS Development Partnership, a Tennessee General Partnership, by Warranty Deed from Hawkeye Constructors, LLC., dated June 3, 2005, of record in Instrument No. 20050615-0068179, Register's Office for Davidson County, Tennessee.

☒ The property is improved with an address of: **5606 Cloverland Drive, # 101, 103-110, Brentwood, TN. 37027**

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

MS Development Partnership

By: James C. Spangler
It's: General Partner

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared **James C. Spangler** with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the **General Partner** of **MS Development Partnership**, the within named bargainer, a Tennessee General Partnership, and that he as such **General Partner,** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by **James C. Spangler** as such **General Partner** of **MS Development Partnership.**

Witness my hand at office, this **15th** day of **December, 2006**.

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 22, 2008

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this **15th** day of **December, 2006**.

Notary Public

My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
Part of 160-81.00

NAME AND ADDRESS OF A PROPERTY OWNER:
Marquis Homes, LLC.
1700 Hayes Street, Suite 104
Nashville, TN 37203

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
New Owner