PICK-UP

Davidson County DEEDQC
Recvd: 01/25/07 12:07 2 pgs
Fees:12.00 Taxes:0.00
20070125-0010290

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
D. Leniger, Trustee
Willow Springs Trust
P.O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 73-9
PARCEL 188.00

QUITCLAIM DEED

SOLUTION HOME BUYERS, INC., hereby Quitclaims all of its interest unto D. Leniger, Trustee, the Willow Springs Trust, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 371, on the Plan of Burchwood Gardens, Section 3, of record in Plat Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to SOLUTION HOME BUYERS, INC. by deed from ROYALTY PROPERTIES, LLC, of record in INST: 20040225-0021314, Register's Office for Davidson County, Tennessee.

This is improved property known as 1835 Willow Springs Drive, Nashville, TN 37216.

This is the same description as in previous deed of record.

This conveyance subject to Deed of Trust payable to THE FARMERS BANK of record in INST: 20040308-0026472, said Register's Office.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, SOLUTION HOME BUYERS, INC. does hereby Quitclaim and convey all of its interest unto the said D. Leniger, Trustee, the Willow Springs Trust, its successors and assigns, and, SOLUTION HOME BUYERS, INC. covenants with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27TH day of July, 2005.

SOLUTION HOME BUYERS, INC.

Sean R. Queen, President

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me Sean Queen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 27 day of July, 2005.

Notary Public

My Commission expires: Sept. 13, 2005

AMY PIPPIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual value or consideration, whichever is greater, for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me
this 27th day of July, 2005.

NOTARY PUBLIC
My Commission Expires: Sept. 13, 2005

AMY PIPPIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.