THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Karen C. Asplint
Benson Title Company
301 S. Perimeter Park Drive, S
Nashville, TN 37211

File No. B06-6214TN

Davidson County DEEDQC
Recvd: 02/06/07 10:20 2 pgs
Fees:12.00 Taxes:0.00
20070206-0015337

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QUITCLAIM DEED

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, I, James H. Lovelace, a married person, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **James H. Lovelace, and, and Georgia Lovelace, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situate in the **City of Hermitage, County of Davidson**, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of New Hope Pointe, Phase One, Section Two, of record in Book 9700, page 431, 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 James H. Lovelace and wife, Cheryl A. Lovelace by deed from D.R. Horton, Inc. dba Torrey Homes, Inc of record in Book 11123, page 323, Register's Office for Davidson County, Tennessee. The said Cheryl A. Lovelace subsequently quitclaimed her interest to James H. Lovelace by deed dated March 7, 2000 and recorded March 13, 2001 as Instrument No. 20010313-0023988, said Register's Office.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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

WITNESS Grantor's hand this 5th day of January, 2007.

James H Lovelace {SEAL}

Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of January, 2007, before me, the undersigned officer duly commissioned and qualified, personally appeared James H. Lovelace known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires: 7-21-07

STATE OF TENNESSEE,, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 5 day of January, 2007.

Notary Public

My Commission expires: 7-21-07

New owner

Person or Agency responsible for taxes:
James H. Lovelace and Georgia Lovelace
4745 Cape Hope Pass
Hermitage, TN 37076

98-13A 1200

Owner/
Person or Agency
Responsible for taxes:
James H. Lovelace
& Georgia Lovelace
4745 Cape Hope Pass
Hermitage TN 37076