THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1030

Davidson County DEEDQC
Recvd: 02/08/07 13:34 2 pgs
Fees:12.00 Taxes:0.00
20070208-0016730

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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, **Van E. Christian.**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Christian Properties, Inc.** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

The southerly 30 feet of the northerly 40 feet of Lot Number 315 on the plan of McGavock, of record in Book 21, Page 23, Register' Office for Davidson County, Tennessee. Said part of Lot 315 fronts 315 feet on the easterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

TAX MAP ID# 81-12-118

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.

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

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Federal National Mortgage Association, dated January ____, 2007, and recorded _____, of record in Instrument No. 20070208-0016729 Register's Office for Davidson County, Tennessee.

Same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. The Corporation do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under the corporation, but not further or otherwise.

WITNESS Grantor's hand this 24th day of January, 2007.

_____
Witness

By: _____{SEAL}
Van E. Christian, II,

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 24th day of January, 2007, before me, the undersigned officer duly commissioned and qualified, personally appeared Van E. Christian, II known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that it executed the same as its free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
CITY OF NASHVILLE, 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 $0.00 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 24th day of January, 2007.

Notary Public
My Commission expires: 6/29/2010

Person or Agency responsible for taxes:
Van E. Christian, II
1510 CLAIRMONT PLACE
NASHVILLE, TN 37215
ADDRESS OF NEW OWNER:
VAN E CHRISTIAN, III
1510 CLAIRMONT PL
NASHVILLE, TN 37215

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON