PICK-UP

Davidson County DEEDQC
Recvd: 02/09/07 14:23 2 pgs
Fees:12.00 Taxes:0.00
20070209-0017322

This Instrument Prepared By: Jeffrey O. Powell, Esq.
P.O. Box 1681,Goodlettsville, TN 37070

Name and Address of New Owner:	Send Tax Bill To:	Map & Parcel No.
Damian Anter c/o Michael Graves 4313 Cross Plains, TN 37049	Same	Map 75 Group 12A Parcel 40

QUITCLAIM DEED

THIS INSTRUMENT made and entered into this 7th day of February, 2007 by and between ANITRA M. HEFFERNAN ("Grantor") and DAMIAN ANTER ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's rights, title and interests in a certain parcel of land in Davidson County, Tennessee described as follows: to wit:

BEING lot No. 40 on the Revised Plan of Cedar Creek, Phase One, of record in Plat Book 6900, page 848, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Damian Anter and Anitra M. Heffernan by deed from Charles R. Black and wife Theresa W. Black of record in Book 10222, Page 669 in said Register's office.

The above-referenced property is improved property known as **305 Scotts Creek Place**, Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed, are subject to such limitations, restrictions and encumbrances as may affect the property and to any set of circumstances that would be revealed by an accurate survey.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me of the State and County aforesaid, personally appeared Anitra M. Heffernan, with whom I am personally acquainted, and who, upon oath, acknowledge that she executed the foregoing instrument for the purpose herein contained.

WITNESS my hand and seal, this 9th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: January 23, 2010

TRACY DESIREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for the transfer is $1.

AFFIANT/GRANTEE

Subscribed and sworn to before me this 9th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 11-24-07

KAREN KAY HOBBS
Notary Public At Large
DAVIDSON COUNTY, TENN.