Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20070220-0020880

This instrument was prepared by:
Bragg, Mansfield & Stegall
Attorneys at Law
110 South Maple Street
Murfreesboro, TN 37130
From information provided by
The parties.

The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me on this 7th day of February, 2007.

Notary Public
My Commission Expires: March 21, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Southern Venture Group, LLC P.O. Box 121852 Nashville, TN 37212	Same	Map 115 Parcel 09 Group 0A009.00 +010.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, VICTOR F. LEDOUX for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto ~~SOUTHERN VENTURE GROUP, LLC~~ *SOUTHERN VENTURE GROUP, LLC its successors, and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots Nos. 9 & 10, on the Plan of The Woods of West Meade, a Planned Unit Development of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to VICTOR F. LEDOUX, by deed of record in Instrument No 20060213-0017086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 7th day of February, 2007.

VICTOR F. LEDOUX

State of Tennessee)
County of Davidson

Before me, the undersigned, Notary Public of the aforesaid County and State, personally appeared the within named VICTOR F. LEDOUX, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th day of February, 2007.

Notary Public
My Commission expires March 21, 2009

SUSAN B. LAUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY