(3)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
David P. Russell
Joanne M. Russell
1614 Sumter Ct.
Franklin, TN 37067

Davidson County DEEDQC
Recvd: 02/27/07 09:28 2 pgs
Fees:12.00 Taxes:0.00
20070227-0024020

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth
104 Continental Place, Suite 120
Brentwood, TN 37027

MAP **83-10**
GROUP
PARCEL **162**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Alex Sigg,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **David P. Russell and wife Joanne M. Russell,** hereinafter called the "GRANTEES", their heirs and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mrs. T. R. Parrish's Subdivision of Lot No. 81, Chadwell Home Place, of record in Plat Book 547, page 80, Register's Office, Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the southerly side of Gartland Ave. and runs back between parallel lines with the westerly margin of North 17th Street 135 feet to an alley.

Being the same property conveyed to Alex Sigg by deed from Patricia Maynard Sloan of record in Instr. 20070227 0024019, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is improved property known as 1624 Gartland Ave., Nashville, Tennessee 37206.

Wherever used, the singular number 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 15th day of February, 2007.

Alex Sigg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Alex Sigg, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 7-21-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Karen B. Rowley
AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 7-21-07