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This Instrument prepared by (without an examination of title): Rick Himes, 5100 Poplar Avenue, Suite 2753, Memphis, TN 38137 & Patrick W. Walsh, P.C., 625 Plainfield Road, #330, Willowbrook, IL 60527, incident to the provision of title insurance.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantor(s) ROYCE HART, SR. (a married person) of 1400 11th Avenue N, Nashville, Tennessee 37208, on this the 19 day of February, 2007, for and in consideration of the sum of One and no/100s Dollars, does hereby quit claim to Grantee(s) ROYCE HART, SR. & GLORIA D. ANDERSON (husband & wife) of 1400 11th Avenue N, Nashville, Tennessee 37208, **as Tenants by the Entireties with the right of survivorship**, title and interest in and to the following described real estate, to wit:

LEGAL DESCRIPTION: BEING THE WESTERLY PART OF LOT NUMBER 406 ON THE PLAN OF MCGAVOCK'S TOWN NORTH NASHVILLE OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN BOOK 547, PAGE 3, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROYCE HART SR., MARRIED, BY DEED DATED APRIL 24, 2006, FROM JP MORGAN CHASE BANK AS TRUSTEE, OF RECORD IN DOCUMENT NO.: 20060522-0059657, OFFICE OF THE DAVIDSON COUNTY COURT CLERK.

PARCEL #: 081 16 0 138.00

COMMONLY KNOWN AS: 1400 11TH AVENUE N, NASHVILLE, TN 37208

SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

IN TESTIMONY WHEREOF we have hereunto set our hand(s) this 19th day of February, 2007.

Royce Hart Sr. 2/19/07
ROYCE HART, SR.

Davidson County DEEDQC
Recvd: 03/02/07 13:03 3 pgs
Fees:17.00 Taxes:0.00
20070302-0026007

ACKNOWLEDGMENT

STATE OF TENNESSEE }
} ss
COUNTY OF DAVIDSON }

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared ROYCE HART, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 19 day of February, 2007.

CARRIE PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. NOV. 12, 2008

Notary Public

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

SR 2/19/07

ROYCE HART, SR.
Affiant

STATE OF TENNESSEE }
} ss
COUNTY OF DAVIDSON }

Subscribed and sworn before me this the 19 day of February, 2007.

Notary Public

My commission expires: _____

The following information is not a part of this Deed:

Property Address: 1400 11th Avenue N, Nashville, Tennessee 37208

Owner's Name and Address: ROYCE HART, SR. & GLORIA D. ANDERSON of 1400 11th Avenue N, Nashville, Tennessee 37208

Parcel Number: 081 16 0 138.00

Mail Tax Bills to: ROYCE HART, SR. & GLORIA D. ANDERSON of 1400 11th Avenue N, Nashville, Tennessee 37208