| This Instrument Prepared By: |
|---|
| R. W. Hardison, Attorney at Law |
| 506 N. High Street |
| Post Office Box 1967 |
| Columbia, Tennessee 38402-1967 |

| Send Tax Bills To: |
|---|
| Randal P. Higgs |
| 1207 S. Main Street |
| Columbia, TN 38401 |

| Owner: |
|---|
| Same |

# QUIT CLAIM DEED

This indenture is made and entered into this 16th day of March, 2007 between COLUMBIA REAL ESTATE EXCHANGE SERVICES, INC. - AS QUALIFIED INTERMEDIARY FOR RANDAL P. HIGGS (hereinafter referred to as "GRANTOR") and RANDAL P. HIGGS (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, the following described tract or parcel of land:

**Land in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record, and being shown on the Plan of the Foster property, marked "Store No. 214" on the east side of College Street, now Third Avenue North, the plan of said Foster property being of record in Book 161, page 38, Register's Office for said County and being described as follows:**

**Beginning at a point in the easterly margin of Third Avenue North, 59 feet 9 inches south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C. M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office; thence along Hunt's southerly line, easterly 107 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6-1/2 inches to the northeast corner of the property decreed to G. W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue North; thence with the margin of said Avenue, northerly 21 feet 6-1/2 inches to the beginning.**

**Being the same property conveyed to Columbia Real Estate Exchange Services, Inc. - as Qualified Intermediary for Randal P. Higgs by Instrument #20060914-0113883 in the Register's Office for Davidson County, Tennessee.**

**Tax Parcel # 093.02-3-174.00**

**The above-described property is the same property contained in the prior deed and no new survey is available.**

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

COLUMBIA REAL ESTATE EXCHANGE SERVICES, INC. - AS QUALIFIED INTERMEDIARY FOR RANDAL P. HIGGS

By: _____
R. W. Hardison, President

Davidson County DEEDQC
Recvd: 03/20/07 09:17 2 pgs
Fees:12.00 Taxes:0.00
20070320-0033529

STATE OF TENNESSEE )
)
COUNTY OF MAURY )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. Hardison, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the President of COLUMBIA REAL ESTATE EXCHANGE SERVICES, INC. - AS QUALIFIED INTERMEDIARY FOR RANDAL P. HIGGS, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 16th day of March 2007.

*SEAL*

ALYSSA N. HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010

Alyssa N. Hay
NOTARY PUBLIC
COMMISSION EXPIRES: 7/17/10

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Shelia Harris
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 16th day of March 2007.

*SEAL*

ALYSSA N. HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010

Alyssa N. Hay
NOTARY PUBLIC
COMMISSION EXPIRES: 7/17/10