THIS INSTRUMENT WAS PREPARED BY:

Jeffrey L. Levy, Esquire
AmSouth Center, Suite 2075
315 Deaderick Street
Nashville, Tennessee 37238-2075

Davidson County DEEDQC
Recvd: 03/20/07 14:30 3 pgs
Fees:17.00 Taxes:0.00
20070320-0033958

QUITCLAIM DEED

FROM: Samantha Anne Weidner

TO: Jeffrey Robert Weidner

Address New Owner(s) as follows:

Jeffrey Robert Weidner
7013 Calderwood Drive
Antioch, TN 37013

Send Tax Bills To:

same

Map 181-03-0A
Parcel 105.00

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, Samantha Anne Weidner, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Jeffrey Robert Weidner v. Samantha Anne Weidner, Civil Action No. 02D2910, Fourth Circuit Court of Davidson County, Tennessee at Nashville.

Samantha Anne Weidner

Sworn to and subscribed before me, this 29th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 26, 2005

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Samantha Anne Weidner, does transfer, quitclaim and convey unto the said Jeffrey Robert Weidner, his heirs, successors, and assigns, all of her right, title and interest in and to 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. 105 on the Plan of Section Four, Indian Creek Estates of record in Plat Book 11700, page 15, Registrar's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, INC., A Virginia Corporation, Trading As Fox Ridge Homes by special warranty deed from Gregory S. Perrone, Trustee, of record in Instument No. 20020717-0086181, Registrar's Office for Davidson County, Tennessee.

Current Source of Title: 20021031-0133442

This conveyance is made subject to:

Taxes for the year 2003, a lien which is not yet due and payable.

All matters on PUD Boundary Plat of record in Plat Book 9700, page 391 and all matters on Plan of Section Four, Indian Creek Estates of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions of record in Book 10752, page 553 and Book 11708, page 575 and Instrument No. 200007270074152, Registrar's Office for Davidson County, Tennessee.

Charter for HOA, Indian Creek of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

By-Laws Indian Creek HOA of record in Book 11033, page 509, first amendment of record in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.

Storm Water detention agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

Easement for family cemetery for Richard J. Byrd and wife, their descendants and immediate families of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Indian Creek Homeowner's Association Inc. of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.

Easement granted United Telephone Company fo record in Instrument No. 20000802-0076584, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey Robert Weidner, his heirs, successors, and assigns, forever.

Witness my hand this 29 day of JANUARY, 2003.

Samantha Anne Weidner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Samantha, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 26, 2005