This Instrument Was Prepared By:
Consumer Trust Title & Escrow, LLC
219 Ward Circle, Ste 5
Brentwood, TN 37027

QUITCLAIM DEED

FROM: CHARLES H. BUTLER AND MARK LEPERA

TO: CHARLES H. BUTLER

Davidson County DEEDQC
Recvd: 04/23/07 12:32 2 pgs
Fees:12.00 Taxes:0.00
20070423-0047927

SEND TAX BILLS TO NEW OWNER:
CHARLES H. BUTLER
31 Prout Drive
Coatesville, PA 19320

MAP-PARCEL NUMBERS: 81-11-565 (1625 11TH Ave. N., Nashville, TN 37208)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2007.

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, MARK LEPERA, Grantor, do hereby quitclaim, and by these presents do transfer and convey all of my right, title, and interest unto CHARLES H. BUTLER the said Grantee, 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 AND BEING THE NORTHERLY 43 FEET OF LOT NO. 99 IN T. MCGAVOCK'S ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT NO. 99 IN SAID MCGAVOCK'S PLAN, RUNNING SOUTHERLY AND WITH THE WESTERLY MARGIN OF 11TH AVENUE NORTH, FORMERLY FILLMORE STREET, 43 FEET TO A POINT, 7 FEET NORTHWARDLY OF THE NORTHEAST CORNER OF LOT NO. 98; THENCE WESTWARDLY AND PARALLEL WITH THE NORTHERLY MARGIN OF SAID LOT NO. 98, 150 FEET, MORE OR LESS, TO AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY NORTHERLY 43 FEET, MORE OR LESS, TO NORTHWEST CORNER OF SAID LOT NO. 99; THENCE EASTERLY 150 FEET TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES H. KEESEE, UNMARRIED BY WARRANTY DEED OF ADRIENNE BRANDON, UNMARRIED DATED OCTOBER 14, 2005 AND RECORDED OCTOBER 17, 2005 IN INSTRUMENT NO. 20051017-0124738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY NOW VESTED IN CHARLES H. BUTLER AND MARK LEPERA BY WARRANTY DEED OF JAMES H. KEESEE BEING RECORDED SIMULTANEOUSLY HEREWITHIN IN INSTRUMENT NO. 20060519-0058985 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 81-11-565

This is improved property known as: 1625 11th Ave. N., Nashville, TN 37208

IN WITNESS WHEREOF, we have hereunto set our hands on this the 11th day of April, 2007.

MARK LEPERA

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STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MARK LEPERA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of April, 2007.

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: