THIS INSTRUMENT PREPARED BY:
SUSAN M. MERRY
Attorney at Law
440 Park Avenue, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDQC
Recvd: 04/25/07 11:00 3 pgs
Fees:17.00 Taxes:0.00
20070425-0049280

SEND TAX BILLS TO:
Sherry L. Melvin
103 Spring Place Drive
Nashville, Tennessee 37214

ADDRESS OF NEW OWNER:
Sherry L. Melvin
103 Spring Place Drive
Nashville, Tennessee 37214

MAP AND PARCEL
85-15A-3.00

IMPROVED __x___ UNIMPROVED _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$_____
Sherry Melvin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25 DAY OF April, 20 07
Deputy Register

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, Chester G. Melvin, do hereby bargain, sell, transfer, convey and forever quitclaim unto Sherry L. Melvin, her heirs and assigns, the following described tracts or parcels of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103 of Spring Place Condominiums, a Horizontal Property Regline, created under Title 66, Section 27-101, et.seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6780, page 229, as amended in Book 7213, page 121, and Book 7242, page 924, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in said Mater Deed. Reference is hereby made to the plat of Spring Place Condominiums, as shown on Exhibit "C" to the Master Deed of record in book 7213, page 125, said Register's Office, to which plat reference is here made for a more complete and accurate description.

BEING the same property conveyed to Sherry L. Scruggs by deed from William H. Likins, Jr., and wife, Lori a. Likins of record in Book 10369, Page 29, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Spring Place Drive, Nashville, Tennessee 37214.

Being the same property conveyed to Chester G. Melvin and wife, Sherry L. Melvin, by quitclaim deed, on November 10, 2004 and of record in Book T____, page _____, Register's Office for Davidson County, Tennessee. T-20041116-0137356

This is the same description as in the previous deed. This property is subject to Master Deed of record in Book 6780, page 229; as amended in Book 7213, page 121, and Book 7242, page 924; By-Laws of record in Book 6780, page 265; and a Charter of record in Book 7233, page 933, said Register's Office. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements, and rights-of-way for public utilities applicable to this property, encumbrances as may affect the premises, as of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises to the said Grantees, Grantees' heirs and assigns, forever.

And the said Grantors for Grantors and for Grantors' Assigns, Executors and Administrators hereby covenants with Grantees, Grantees' Heirs and Assigns, that Grantors are lawfully seized in fee simple of the premises above conveyed, have full power, right and authority to convey the same, that said premises are free from all encumbrances, except the current property taxes and other matters of public record and except as stated herein above, and that Grantors will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

And now, I, Chester G. Melvin, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby bargain, sell, transfer, convey and forever quitclaim unto Sherry L. Melvin, her heirs and assigns, the same property here and above described and set

forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises as set forth.

WITNESS MY HAND this the 23rd day of April, 2007.

CHESTER G. MELVIN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, the within named bargainor, CHESTER G. MELVIN, with whom I am personally acquainted with or who has proven to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 23rd day of April, 2007.

NOTARY PUBLIC

KELLY M. CLEMMON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 4.2.11