This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 05/02/07 12:45 2 pgs
Fees:12.00 Taxes:0.00
20070502-0052487

QUITCLAIM DEED

Address New Owners:
Deborah C. Best
91 Blackburn Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
130.02 / 174

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Arthur C. Best, Jr. (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Deborah C. Best (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 101, Bransford Realty Co. Belle Meade Golf Links, as of record in Plat Book 6200, page 352, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur C. Best, Jr. and wife, Deborah C. Best, by deed dated July 15, 2005 from Michael J. Spalding, unmarried, of record at Instrument Number 20050722-0085770, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 6200, page 352, Register's Office for Davidson County, Tennessee.

2. Easement for driveway of record in Book 8003, page 323, Register's Office for Davidson County, Tennessee. A. Harrison Johnson, Jr. and wife, Mary K. Johnson have conveyed their interest in said easement to Fidelity Federal Bank, F.S.B. by Quitclaim Deed of record in Book 8372, page 906, Register's Office for Davidson County, Tennessee.

This is improved property known as 91 Blackburn Avenue, Nashville, TN 37205.

The purpose of this conveyance is to vest title to the property being transferred by this deed solely in the name of the Grantee, Deborah C. Best.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 1st day of May, 2007.

Arthur C. Best, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Arthur C. Best, Jr., Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of May, 2007.

Notary Public

My Commission Expires: May 30, 2007

NOTARY PUBLIC AT LARGE
Michel G. Kaplan
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(3)(A) – creation or dissolution of tenancy by entirety;

Affiant

Subscribed and sworn to before me this 1st day of May, 2007.

Notary Public

My Commission Expires: May 30, 2007

NOTARY PUBLIC AT LARGE
Michel G. Kaplan
My Commission Expires
May 30, 2007
STATE OF TENNESSEE