STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument prepared by:
HOLLINS & ASSOCIATES, PLLC (BEK)
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer is ~~$105,600.00~~.

Affiant

Subscribed and sworn to before me on this the 14 day of May, 2007.

Notary Public

My Commission expires: May 23, 2009

JUNE ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAY 23, 2009

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
305 Scotts Creek Place
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Same as Owner

Map: /Parcel: 075120A04000CO

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, the STATE OF TENNESSEE ("GRANTOR"), does hereby quitclaim and convey unto JESSICA ANN DEITERS, a single woman (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 305 Scotts Creek Place, Hermitage, Tennessee 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDQC
Recvd: 05/15/07 16:10 4 pgs
Fees:23.00 Taxes:390.72
20070515-0058333

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 14 day of May, 2007.

GRANTOR:

STATE OF TENNESSEE

By: _____

John C. Zimmermann
Assistant District Attorney General
222 Third Avenue North, Suite 500
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , John C. Zimmermann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant District Attorney General of the State of Tennessee, the within named bargainor, and that he as such Assistant District Attorney General executed the foregoing instrument for the purposes therein contained, by signing the name of the State of Tennesse by himself as such Assistant District Attorney General.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 14th day of May, 2007.

June Armstrong
Notary Public

My Commission Expires: May 23, 2009

JUNE ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAY 23, 2009

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee being Lot No. 40 on the Plan of Revised Plan of Cedar Creek Phase One of record in Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property forfeited to the State of Tennessee by Judgment of Forfeiture or record in Instrument Number 20070212-0017578 and Order of record in Instrument Number 20070212-0017568, Register's Office for Davidson County, Tennessee, and previously being the same property conveyed to Damian Anter and Anitra M. Heffernan, both unmarried, by deed from Charles R. Black and wife Theresa W. Black of record in Book 10222, Page 668, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Damian Anter by Quitclaim Deed from Anitra M. Heffernan of record in Instrument Number 20070209-0017322, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. City and/or County Taxes for the year 2007 and subsequent years. A lien, not yet due or payable.

2. All matters shown on the Plan of Revised Cedar Creek Phase One, of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described on Exhibit "A".

3. All matters shown on the Final Boundary Plat for Cedar Creek, of record in Book 6250, Page 770, Register's Office for Davidson County, Tennessee.

4. All matters, terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Cedar Creek of record in Book 7768, Page 238, as amended in Book 7945, Page 901, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, fi any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Terms and provisions of Charter of Cedar Creek Homeowner's Association recorded in Book 8414, Page 69, Register's Office for Davidson County, Tennessee.

6. Terms and provisions of the Bylaws of Cedar Creek Homeowner's Association recorded in Book 7768, Page 258, Register's Office for Davidson County, Tennessee.

7. All matters, terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Sudivision Restrictions of Cedarcreek of record in Book 6777, Page 53, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, fi any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

8. Rights of others in and to the common area/elements.

9. Judgment of Forfeiture of record in Instrument Number 20070212-0017578, Register's Office for Davidson County, Tennessee.

10. All disbursement requirements including, without limitation, deposit of proceeds with the Criminal Court Clerk for Davidson County, Tennessee, as stated in the Order of record in Instrument Number 20070212-0017568, Register's Office for Davidson County, Tennessee.