THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1048

Davidson County DEEDQC
Recvd: 05/30/07 14:58 2 pgs
Fees:12.00 Taxes:0.00
20070530-0064254

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Penelope Harrison** , hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Grant Harrison, married and Bruce Pierce, married** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 275 on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Signature Properties, LLC, a Tennessee Limited Liability Company, dated March 30, 2005, and recorded April 6, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20050406-0037757.

TO HAVE AND TO HOLD same unto Grantees and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 2nd day of March, 2007.

Penelope Harrison
Witness

_____ {SEAL}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 2nd day of March, 2007, before me, the undersigned officer duly commissioned and qualified, personally appeared *, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

* Penelope Harrison

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NEW OWNER AND
Person or Agency responsible for taxes:
Grant Harrison and Bruce Pierce
805 Hobbit Lane
Nashville, TN 37211

PARCEL ID# 173-09-0A-296.00

Affiant:

Subscribed and sworn to before me this 2nd day of March, 2007.

Notary Public
My Commission expires: 1-23-2011