This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford County, LLC
230 Glenis Dr., Ste. 304, Liberty Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

Davidson County DEEDQC
Recvd: 07/12/07 11:35 2 pgs
Fees:12.00 Taxes:0.00
20070712-0083093

ADDRESS NEW OWNER:
Victor Frank Ledoux et al
6504 Lampe Court
Hermitage, TN 37076

SEND TAX BILL TO:
First Horizon Home Loan Corporation
dba First Tennessee Home Loans
1602 W. Northfield Blvd., Suite 300
Murfreesboro, TN 37129

MAP	115-9
CTRL MAP	
GROUP	A
PARCEL	9

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Southern Venture Group, LLC,** does hereby transfer, convey and quitclaim unto **Victor Frank Ledoux, unmarried, a one-half (½) undivided interest, and unto Gretchen Thompson, unmarried, a one-half (½) undivided interest, as tenants in common with right of survivorship**, their heirs and assigns, forever, all of its right, title, claim and interest 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, TN, being all of **Lot No. 9 on the Plan of The Woods of West Meade, a Planned Unit Development**, according to survey and plat of same appearing of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a portion of the same property conveyed to Southern Venture Group, LLC, by quitclaim deed appearing of record in Instrument No. 20070220-0020880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

WITNESS THE HANDS OF THE UNDERSIGNED, this the **11th** day of **July, 2007.**

Southern Venture Group, LLC

By: x _____ CHIEF MANAGER

Victor Frank LeDoux, Chief Manager

STATE OF TENNESSEE }
ss:
COUNTY OF RUTHERFORD }

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Victor Frank LeDoux**, 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 Chief Manager of **Southern Venture Group, LLC**, the within named bargainor, a limited liability company, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

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

_____
NOTARY PUBLIC

My Commission Expires: 10/20/08

STATE OF TENNESSEE }
ss:
COUNTY OF RUTHERFORD }

I hereby swear or affirm that there was no cash consideration given for this transfer.

_____
AFFIANT

Subscribed and sworn to before me on
this 11th of July, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 10/20/08