OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-.

J. Bernard Pickett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF July, 2007.

Tom E. Tomerlin
NOTARY PUBLIC

My Commission expires: May 28, 2008

THIS INSTRUMENT PREPARED BY:
Statewide Title and Escrow of Tennessee, LLC
109 CUDE LANE MADISON, TN 37115

NAME & ADDRESS OF PROPERTY OWNER:
J.C. BERNARD PICKETT
1823 12TH AVENUE NORTH
NASHVILLE, TN 37208

SEND TAX BILLS TO:
same

MAP & PARCEL NUMBERS:
081-070-347.00

Davidson County DEEDQC
Recvd: 07/25/07 08:05 1 pgs
Fees:12.00 Taxes:0.00
20070725-0087916

TOM EARL TOMERLIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JO ANN MALLARD
by these presents do remise, release and QUITCLAIM unto
J.C. BERNARD PICKETT
all of our right, title and interest in a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:
Being Lot No. 88 on the plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard property, as of record in Book 161, page 174.

Said Lot No. 88 fronts 50 feet on the westerly side of 12th Avenue, North fromerly Epps Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Sam Henry Graham by QuitClaim Deed from Juanita Barnes Wharton and Rhunette Robinson Graham dated 04-12-96 and filed for record 04-12-96, in Deed Book 10014, page 182, said Register's Office for Davidson County, Tennessee.

Furthermore, being the same property conveyed to J.C. Bernard Pickett and Jo Ann Mallard by Quitclaim Deed from Sam Henry Graham and wife, Marlene Graham dated 04/13/07 and filed for record on 4/23/2007, in Insturment # 20070423-0048022, Register's Office for Davison County, Tennessee. (Quit Claim Deed done in error, should have been a Warranty Deed) Warranty Deed from Sam Henry Graham and wife Marlene Graham to J.C Bernard Pickett and Jo Ann Mallard filed for record on 5/14/2007 in Inst # 20070514-0057442 said Registers Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

unimproved ( )
This is improved (X) property, known as

1823	12TH AVENUE NORTH	NASHVILLE	TN	37208
(House Number)	(Street)	(City)	(State)	(Zip)

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

Witness our hands this 3rd day of July, 2007.

JoAnn Mallard
JO ANN MALLARD

TOM EARL TOMERLIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

INDIVIDUAL ACKNOWLEDGMENTS:
STATE OF **TENNESSEE**}
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JO ANN MALLARD** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that **SHE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of July, 2007.

My Commission expires: May 28th, 2008

Tom E. Tomerlin
Notary Public