Address of New Owner: / Send TAX Bill to / M.P. 6-14-192

Kathy BIGGERS
3734 Baxter Ave
Nashville TN 37216

Mortgage Investors Grp
320 N. Cedar Bluff Rd
Suite 200
Knoxville, TN 37923

Davidson County DEEDQC
Recvd: 08/08/07 14:04 3 pgs
Fees:17.00 Taxes:0.00

20070808-0095020

Mail after recording to: ☒ PREPARER ☐ GRANTEE

Send Tax Statements to: GRANTEE

PREPARER: This document, including legal description, prepared/drafted by:
Address: Steve Biggers 3734 Baxter Ave
City/State/Zip: Nashville TN 37216

Name: [redacted]
Signature: _____
Phone: _____

Tax Parcel/Lot Identifier Number: _____

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 8th day of Aug, 2007, by and between

GRANTOR	GRANTEE
STEVEN D. BIGGERS, an individual, ☒ married ☐ unmarried	Kathy L BIGGERS, a _____ corporation.
Tax/Mailing Address: 3734 Baxter Ave Nashville TN 37216	Tax/Mailing Address: 3734 Baxter Ave Nashville TN 37216

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of Zero Dollars ($ 0) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee all the right, title, interest and claim which the Grantor has in that certain lot or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee to wit:

SEE ATTACHED DESCRIPTION OF PROPERTY

Previously referenced as follows: Book/Volume _____, Page/Folio _____ of the Recorder of _____ County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is $ 0 .

THE PROPERTY DESCRIBED HEREIN: a) ☐ is not a part of the homestead of Grantor. b) ☐ is a part of the homestead of Grantor, and if Grantor is married, the conveyance is joined by both Grantor and Grantor's

spouse who hereby release all rights of dower.

TO HAVE AND TO HOLD the same unto Grantee with all appurtenances thereunto belonging.

And Grantor covenants with Grantee that Grantor and any other person, persons, entity or entities in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth. Right, title, interest and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHTS-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS, IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed by its duly authorized officer on the day and year first above written.

Steven D Byers
Signature of Grantor
STEVEN D. BIGGERS
(Print name of Grantor)

Signature of Witness
Dany Perez
Print name of Witness

Signature of Witness

Print name of Witness

State of Tennessee
County of Davidson

On this the 8th day of August, 2007, before me personally appeared _____, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Koryna Prado
Notary Public (Signature)
Koryna Prado
Printed Name of Notary

Title (Seal)
My Commission Expires: 3/22/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Steven Byers
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Aug. 2007
Deputy Register

KORYNA PRADO
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires March 22, 2008

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE MAP OF ROSS T. HUGHES' SUBDIVISON, OF LOT NO. 11 OF THE PATTERSON & YOUNG SUBDIVISION, OF RECORD IN BOOK 547, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY, AND A PART OF THE NORTHERLY PART OF LOT NO. 50 ON THE MAP OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEVEN D. BIGGERS AND WIFE, KATHY L. BIGGERS BY DEED FROM VIRGINIA F. GUNN, AN UNMARRIED PERSON, OF RECORD IN BOOK 11356, PAGE 355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.