This instrument prepared by: Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address: Karen M. Graham
835 Neelys Chase Drive
Madison, TN 37115

Send tax bills to: SAME

Map-parcel numbers:
Map 52
Group 1-O-C
Parcel 1-CO

QUITCLAIM DEED

FOR AND CONSIDERATION (no monetary consideration) for the express purpose of creating a fee simple absolute title in my Wife, Karen M. Graham, (hereinafter called "GRANTEE"), I, Albert Graham, Jr., GRANTOR by these presents do hereby quitclaim, transfer, convey unto my Wife, Karen M. Graham, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

BEING Lot No. 1, on the revised Plan of Neely's Chase, a Planned Unit Development, of record in Book 7900, Page 196, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Albert Graham, Jr. and wife Karen M. Graham, by deed from Douglas N. Curtiss and wife, Rhonda M. Curtiss in instrument number 20050531-0060739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7910, Page 836; Book 8123, Page 994; and Book 7910, Page 847, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Page 196; and (3) Easement to Madison Suburban Utility District of record in Book 8231, Page 375, said Register's Office.

This is improved property known as 835 Neelys Chase Drive, Madison, TN 37115.

This is the same description as in previous deed of record.

AND NOW, THEREFORE, I, the said Albert Graham, Jr., for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Karen M. Graham, her heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 13 day of August, 2007.

Albert Graham, Jr.

Davidson County DEEDQC
Recvd: 08/14/07 15:52 2 pgs
Fees:12.00 Taxes:0.00
20070814-0097273

The actual consideration of value, whichever is greater, for this transfer is $0.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, James W. Richardson, a Notary Public in and for said County and State, Albert Graham, Jr., the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 13 day of August, 2007.

James W Richardson
Notary Public

My commission expires: 1-3-2011

JAMES W. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Albert Graham, Jr.

Subscribed and sworn to before me this 13 day of August, 2007.

James W Richardson
Notary Public

My commission expires: 1-3-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$0 Karen Michelle Graham
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August 2007
Deputy Register

Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.