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This Instrument Prepared By ~~and~~
~~After Recording, Return/mail to:~~
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TN Bar No. 013032
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #1057764

Record 1st

Quit Claim DEED

THIS INDENTURE, made and entered into as of the 29th day of May, 2007, by and between **Rene H. Ward**, hereinafter "Grantor" and **Brian A. Ward**, hereinafter "Grantee".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby bargain, sell, convey and warrant unto Grantee, all right, title and all of her undivided interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF LOTS 77, 78 AND 79 OF SECTION TWO OTTER WOOD, AS OF RECORD IN PLAT BOOK 7900, PAGE 994, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO DON W. MEYER AND WIFE, CARMEN L. MEYER, AS TO A 67% INTEREST AND RICHARD HOYNO AND WIFE, CAROLYN HOYNO, AS TO A 33% INTEREST BY DEED FROM CARL R. HAMPF AND WIFE, JOAN A. HAMPF OF RECORD IN BOOK 9703, PAGE 411, SAID REGISTER'S OFFICE, RICHARD HOYNE AND WIFE, CAROLYN HOYNE HAVE SINCE CONVEYED THEIR INTEREST IN SAID PROPERTY TO DON W. MEYER AND WIFE, CARMEN L. MEYER BY QUITCLAIM DEED OF RECORD IN BOOK 9848, PAGE 875, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DON W. MEYER HAS SUBSEQUENTLY CONVEYED HIS INTEREST IN SAID PROPERTY TO CARMEN L. MEYER BY QUITCLAIM DEED OF RECORD IN BOOK 10615, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING PART OF THE SAME PROPERTY CONVEYED TO DON W. MEYER AND WIFE, CARMEN L. MEYER BY DEED FROM UNION PLANTERS NATIONAL BANK OF RECORD IN BOOK 8903, PAGE 178, CORRECTED IN BOOK 9605, PAGE 246, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) RESTRICTIONS OF RECORD IN BOOK 7260, PAGE 483, AMENDED IN BOOK 8712, PAGE 199; (2) CHARTER OF RECORD IN BOOK 7292, PAGE 315; (3) EASEMENT OF RECORD IN BOOK 7667, PAGE 218, CORRECTED IN BOOK 7942, PAGE 678; AND (4) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 8250, PAGE 859, AND IN PLAT BOOK 9700, PAGE 529, AND IN PLAT BOOK 7900, PAGE 994, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BRIAN A. WARD AND RENE H. WARD, HIS WIFE BY WARRANTY DEED FROM DON W. MEYER AND CARMEN L. MEYER, HIS WIFE BY INSTRUMENT #20011207-0135086, RECORDED 12/07/2001, IN RECORDS OF DAVIDSON COUNTY, TENNESSEE.

The property is improved with an address of 7 Valahalla, Nashville, Tennessee

My commission expires: 11-22-08

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00

Affiant Steven R. Deutsch

Subscribed and sworn to before me this the 31st day of May, 2007.

Notary Public Signature

William Courtney Fullum II

Printed Name

My commission expires: November 22nd 2008

WILLIAM COURTNEY FULLUM II
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NEW OWNER:

Grantor's Name, Address, phone:
Rene H. Ward
7 Valahalla
Nashville, TN 37215

Grantee's Name, Address, phone:
Brian A. Ward
7 Valahalla
Nashville, Tennessee 37215

SEND TAX STATEMENTS TO GRANTEE/
NEW OWNER

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

Tax Parcel No.: 158-04-0-A04-10-0CO

Being the same property of record in Document No. 20011207-0135086 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does, for Grantor and Grantor's heirs, personal representatives, executors and assigns forever, hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Rene H. Ward

Grantor
Rene H. Ward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William Courtney Fullum II, Rene H. Ward, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

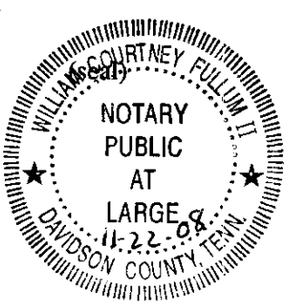
Witness my hand, at office, this 31st day of May, 2007.

William Courtney Fullum II

Notary Public Signature

William Courtney Fullum II

Printed Name



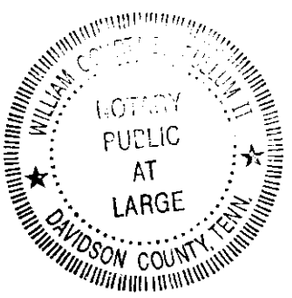
Individual Acknowledgment:

STATE OF Tennessee

COUNTY OF Davidson

Before me the undersigned authority, on this day personally appeared **Rene H. Ward** , known to me or proved to me through satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed same for the purposes and consideration therein expressed.

Given under my hand and seal this 31st day of May 2007.



Notary Public in and for the State of Tennessee

William Courtney Fulkerson II

my commission expires 11-22-08

U39757128-06RD04

QUIT CLAIM DEED

LOAN# 46163929

US Recordings