Davidson County DEEDQC
Recvd: 09/26/07 14:19 2 pgs
Fees:12.00 Taxes:0.00
20070926-0114915

Instrument Prepared By:
Sidwell, Barrett & Welch, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Marquis Homes, LLC 1800 Hayes Street Nashville, TN 37203	Same	75-12-F-44

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy in common with the right of survivorship, **MS Development, LLC, a Tennessee General Partnership** does hereby quitclaim and convey unto **Marquis Homes, LLC,** their successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Being Unit No. 323 (also known as Tax Parcel 44) Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants and Restrictions of record in Instrument No 200505250059119 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to MS Development, by deed from Richard A. Nelson of record at Instrument No. 20040310-0027449 Register's office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 14 day of September, 2007.

MS Development

By: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Spangler with whom I am personally acquainted, and who proved himself to be the General Partner of MS Development, and who, being authorized to do so acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of September, 2007.

Ashley Bush
Notary Public

My Commission Expires: _____

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires OCT 2, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Sarah P. Kelley
Affiant

Sworn to and subscribed before me this 14 day of September, 2007.

Ashley Bush
Notary Public

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires OCT 2, 2010