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Bk 48A

Davidson County DEEDQC
Recvd: 10/10/07 09:51 2 pgs
Fees:12.00 Taxes:0.00

20071010-0120432

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

Pamela Hancheins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2007.

Angela K. Robertson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-18-2010
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Kenneth R. Buell (NAME)	NEW OWNER (NAME)	105-13-0-164.00
2136 Osburn Road (STREET ADDRESS)	(STREET ADDRESS)	
Arrington, TN 37014 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Victory Home Builders, LLC, by these presents, quitclaims and conveys unto Kenneth R. Buell, all of its right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the McAlister Property as of record in Book 421, Page 10, Register's Office for said County, and described according to a survey of Barge, Waggoner & Sumner, Engineers, dated January 5, 1971, as follows:

Beginning at an iron pin in the northerly margin of Lawrence Avenue, 145.4 feet west of 10th Avenue south; thence with the margin of Lawrence Avenue, North 84 degrees 57 minutes west, 50 feet to an iron pin; thence North 2 degrees, 38 minutes east 150 feet to an iron pin in the southerly margin of an alley; thence with the same, South 84 degrees 57 minutes east 50 feet to an iron pin; thence South 2 degrees 38 minutes west, 150 feet to the point of beginning.

Being the same property conveyed to Victory Home Builders, LLC, by quitclaim deed from Victory Investment Properties, LLC, dated 5-25-06, recorded 5-30-06, of record in Instrument No. 20060530-0062630, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1006 Lawrence Avenue, Nashville, TN 37204.

Witness my hand this 2nd day of October, 2007.

Victory Home Builders, LLC

By: Kenneth R. Buell
Kenneth R. Buell, Managing Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Kenneth R. Buell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Managing Director of Victory Home Builders, LLC, and that he is authorized by Victory Home Builders, LLC, to execute this instrument on its behalf as such Managing Director.

Witness my hand and official seal at Nashville, TN, this 2nd day of October, 2007.

Angela K. Robertson
Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

My commission expires: 5-18-2010