This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 12/17/07 13:08 4 pgs
Fees:23.00 Taxes:259.00
20071217-0144586

ADDRESS NEW OWNER:
Robert Cleland
5504 Brookshire Dr.
Nashville, TN 37210

MORTGAGEE:
Bank of the South
551 North Mt. Juliet Rd., P.O. Box 1002
Mt. Juliet, TN 37121

SEND TAX BILL TO:
Owner

MAP **89**
GROUP
PARCEL **47**

QUITCLAIM DEED

For and in consideration of One Dollar and other good and valuable consideration, **Travis M. Ford and wife, Sheila Ford** hereinafter called the "GRANTORS", have bargained and sold , and by these presents, do transfer and convey all right, title and interest that they may have in and to the following described real property unto **Robert C. Cleland, married**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Attached Exhibit "A"

Being the same property conveyed to Travis M. Ford and wife, Sheila Ford by deed from Claudie B. Phillips and wife, Carol N. Phillips dated August 21, 1985, of record in Book 6636, page 751, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is unimproved property known as 7590 River Road Pike, (formerly known as 7401 Lakeview Drive) Nashville, Tennessee 37209.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 13th day of December, 2007.

Travis M. Ford

Travis M. Ford

Sheila Ford

Sheila Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Travis M. Ford and wife, Sheila Ford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of December, 2007.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of December, 2007.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JULY 24, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of C.B. Phillips' Division of record in Book 5800, page 372, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Lakeview Drive, said point being the common corner of Lots Nos. 3 and 4; thence leaving said margin in a southwardly direction with the line between said Lots, South 18° 53' 27" East 100.00 feet to a point; thence South 12° 10' 31" East 263.14 feet to a point, said point being the common rear corners said Lots Nos. 3 and 4 and in the northerly line of a tract marked "Reserve Parcel"; thence in a eastwardly direction with said northerly line of "Reserve Parcel" North 85° 40' 20" East 94.23 feet to a point; thence South 82° 00' 00" East 167.31 feet to a point in the westerly margin of River Road Pike; thence in a northerly direction with said Pike North 08° 00' 00" East 289.30 feet to a concrete monument at beginning of a curve to the right having a radius of 1457.62 feet and a central angle of 04° 57' 10" a distance of 126.00 feet to a concrete monument at the beginning of a curve to the left having a radius of 19.41 feet and a central angle of 106° 17' 19" a distance of 36.01 feet to a concrete monument in the southerly margin of Lakeview Drive; thence in a westerly direction with said margin South 86° 39' 56" West 87.51 feet to a concrete monument at the beginning of a curve to the left having a radius of 1143.62 feet and a central angle of 15° 32' 46" a distance of 310.30 feet to the point of beginning and containing 3.05 acres, more or less.

Being part of the same property conveyed to Claudie B. Phillips and wife, Carol N. Phillips by deed from Robert W. Hoffman and wife, Donna F. Hoffman, of record in Book 4945, page 927, Register's Office for Davidson County, Tennessee.

Grantors hereby adopt and place upon the above described property, restrictive covenants as set forth in Book 3222, page 182, Book 3248, page 425, and Book 4190, page 464,R.O.D.C., Tennessee, to be extended for twenty years from this date and modified to require that any dwelling house shall have not less than 1400 square feet excluding all porches, breezeways, garages and carports.

Commonly known as: 7590 River Road Pike (formerly known as 7401 Lakeview Drive), Nashville, TN 37209
Map and parcel : 89 47

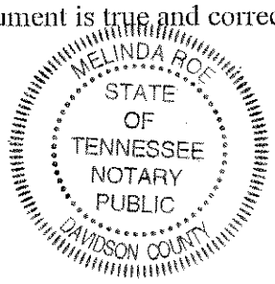
CERTIFICATION

I, Rebecca R. Waynick, do hereby make oath that I am ----------the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of DAVIDSON

On December 14, 2007, personally appeared before me, Melinda Roe, a notary public for this county and state, Rebecca R. Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Melinda Roe

Melinda Roe
My Commission Expires: 1/24/09