This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

Map & Parcel: 117-2C-40.00 CO

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, I, **Richard Steinhart,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Jack W. Boone, unmarried,** the Grantee herein, in fee simple, his (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 40, TOGETHER WITH THE CARPORT DESIGNATION NO. 40A OF REGENCY PARK, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 3700, PAGES 111 AND 112 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO JACK W. BOONE AND RICHARD STEINHART, BOTH UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM MARY G. MCGRATH, RECORDED ON THE 1ST DAY OF MAY, 2006 IN INSTRUMENT NO. 20060501-0049604, RE-RECORDED IN INSTRUMENT NO. 20060525-0061365, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as: 678 Timber Lane Nashville, TN 37215(address)

Richard Steinhart

Davidson County DEEDQC
Recvd: 12/26/07 10:28 2 pgs
Fees:12.00 Taxes:0.00
20071226-0147013

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Steinhart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of December, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 17 day of December, 2007.

My Commission Expires: 11/22/08

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

New Owner:
Jack W. Boone
678 Timber Lane
Nashville, TN 37215

Send Tax Bills to:
CityLife Lending Group, LLC
8480 Stagecoach Circle
FREDERICK, MD 21701